



Presented by:
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Active
R2869863
Board: V
Townhouse

1222 W 26TH AVENUE
Vancouver West
Shaughnessy
V6H 2A9

Residential Attached
\$1,799,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,799,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2024
Frontage(feet): 75.00	Bathrooms: 2	Age: 0
Frontage(metres):	Full Baths: 2	Zoning: R1-1
Depth / Size (ft.): 125	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 9,375.00	P.I.D.: 032-198-035	For Tax Year: 2023
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **3** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9922 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	878
Finished Floor (Above):	492
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,370 sq. ft.
Unfinished Floor:	0
Grand Total:	1,370 sq. ft.

Units in Development: 6	Tot Units in Strata: 6	Locker: Yes
Exposure:	Storeys in Building: 3	
Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Maint Fee: \$376.01	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **No Restrictions**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4' x 5'	Above	Flex Room	7'7 x 6'0	1	Main	4	No
Main	Kitchen	13'10 x 10'0			x	2	Above	4	Yes
Main	Living Room	15'3 x 13'3			x	3			
Main	Dining Room	6'6 x 6'6			x	4			
Main	Bedroom	10'0 x 9'5			x	5			
Main	Bedroom	9'8 x 8'0			x	6			
Above	Primary Bedroom	11'11 x 11'7			x	7			
Above	Walk-In Closet	9'10 x 6'6			x	8			

Listing Broker(s): **Macdonald Realty**

Beautiful executive style townhouse at the Devonshire Residences by Mizan Developments, located in the heart of the prestigious Shaughnessy neighbourhood. This 2 level home integrates craftsman architecture with modern luxury to create an unparalleled level of comfort. Main level features a chefs dream kitchen with marble countertops and integrated appliances along with a large living room, dining room, bedroom and a flex bedroom/office. Upstairs boasts a generous primary bedroom w/ensuite and unbelievable walk-in closet, office/additional storage + South facing rooftop deck. This home offers 3 directional exposure with 2 level living at its finest. School Catchments are Shaughnessy Elementary/Eric Hamber Secondary. Open House Sat/Sun April 13th/14th 2-4pm