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MIZAN DEVELOPMENTS
LTD

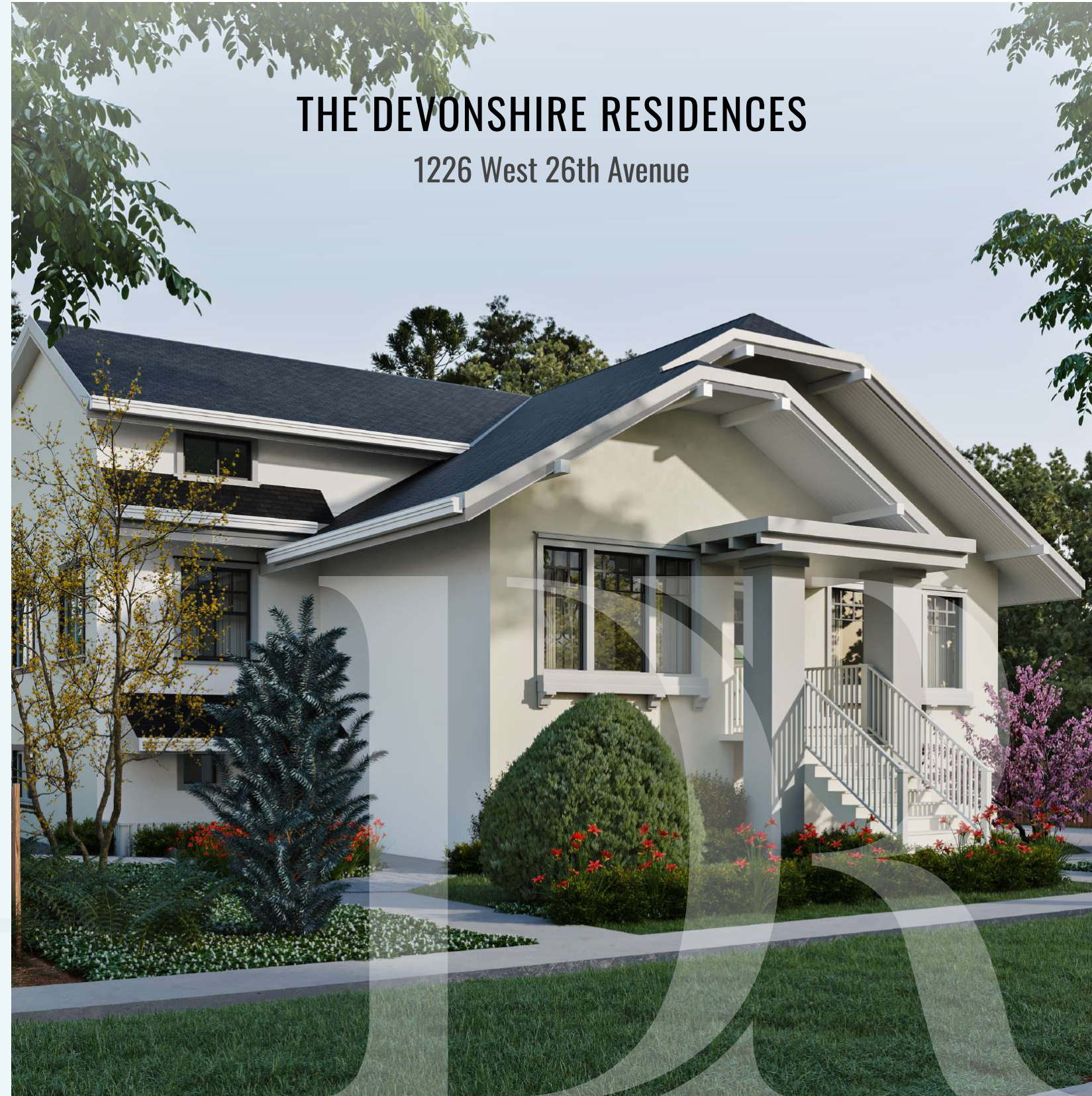
MIZAN DEVELOPMENTS
LTD

THE DEVONSHIRE RESIDENCES
1226 West 26th Avenue

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TO LEARN MORE, VISIT
www.devonshireresidences.ca

THE DEVONSHIRE RESIDENCES
1226 West 26th Avenue



A flagship collection of six boutique homes
in the heart of prestigious Shaughnessy



THE PINNACLE OF PRESTIGE

With its deeply-rooted history and perfect blend of urban convenience and natural beauty, Shaughnessy offers the most prestigious living experience for those seeking a sophisticated and luxurious lifestyle.



WELCOME TO SHAUGHNESSY

One of Vancouver's most prestigious and exclusive neighbourhoods, Shaughnessy is known for its tree-lined streets, historic mansions, and beautiful parks.

Conveniently located in the centre of it all, Shaughnessy offers a tranquil and serene environment just minutes from the city's downtown core.

With top-rated schools, world-class amenities, and a rich history, Shaughnessy is the perfect place to call home for those seeking luxury, comfort, and convenience.



The Devonshire Residences integrates unique craftsman architecture with modern luxury to create an unparalleled level of comfort.

Exceptional quality & attention to detail is evident throughout resulting in a seamless balance between form and function.



Each of the six homes possesses distinctive characteristics and floorplans tailored to suit the needs of growing families and professionals. Featuring three bedrooms + dens, these thoughtfully-designed homes offer the added flexibility of an additional media room, home office, or home gym.



INTERIORS BY UNTITLED DESIGN AGENCY

Designed by award-winning design consultancy Untitled Design Agency, intentionally selected finishes and luxurious features instil a sense of calmness and serenity, allowing you to go through your daily routines feeling refreshed and revitalized.

FEATURES & FINISHES

Built with top-quality, sustainable materials and incorporated with cutting-edge design, every residence is ensured to fill you with pride.

TIMELESS & THOUGHTFUL INTERIORS

- Timeless design, resulting in a seamless balance between form and function
- Rich materials with classic elements that complement the craftsmen architecture
- Room for the whole family, featuring three bedrooms with the added flexibility of an additional den/media room
- Brushed Oak engineered hardwood flooring and radiant in-floor heating throughout
- Ample windows and skylights allowing natural light into the space

STATE-OF-THE-ART KITCHENS

- Gourmet kitchen with high-end appliances, quartz countertops, and custom cabinetry

SPA-INSPIRED BATHROOMS & ENSUITES

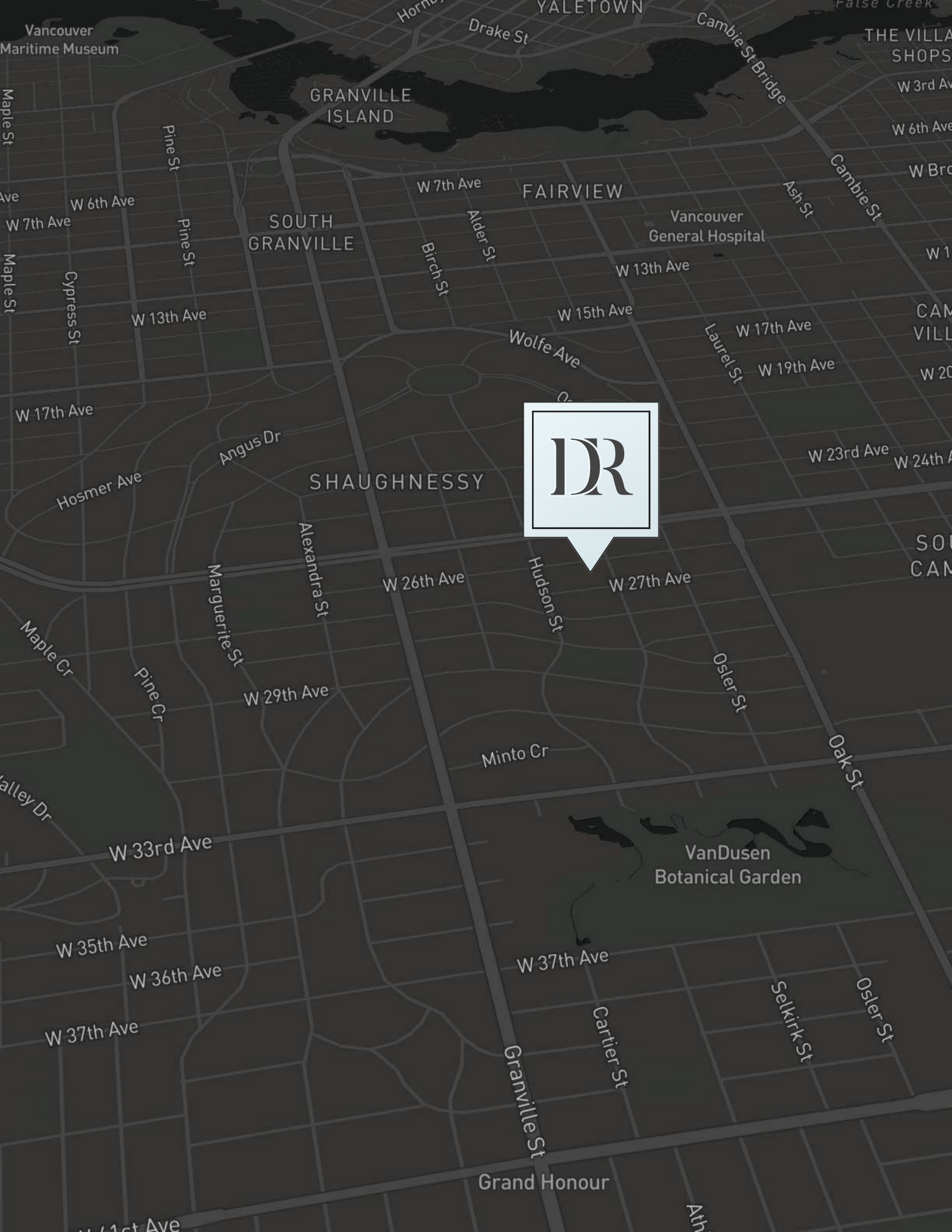
- Indulgent frameless showers and deep soaker tubs

MODERN COMFORT

- In-floor radiant heat, high efficiency boiler, and roller blinds
- Thoughtfully-designed storage solutions
- EV car charging capabilities
- Air conditioning for enhanced comfort
- Open concept floor plan
- High-quality finishes, materials, and fixtures
- Sustainable and durable construction materials
- Energy-efficient LED lighting throughout the home
- Dedicated laundry room with ample storage and utility sink
- Attached garage with direct access to the home
- Close proximity to schools, shopping, and public transportation

FOR YOUR PEACE OF MIND

- Enhanced security features
- Full alarm system for added security
- Registered at HPO office
- Covered by full 2-5-10 Home Warranty through Aviva Home Warranty, a division of National Home Warranty



NEIGHBOURHOOD HIGHLIGHTS

Steps from Devonshire park and in close proximity to VanDusen Garden, York House School, and BC Children and Women's Hospital, Devonshire Residences offers unparalleled convenience and access to all of life's urban necessities

Schools

- York House School
- Shaughnessy Elementary
- Prince of Wales Secondary School
- Crofton House School
- Vancouver College

Restaurants & Cafes

- Shaughnessy Restaurant
- Breakfast Table
- Heirloom
- La Buca Restaurant
- Bin 4 Burger Lounge

Shopping

- Oakridge Park
- Arbutus Shopping Centre
- Safeway
- M&M Food Market
- Meinhardt Fine Foods

Parks & Gardens

- VanDusen Botanical Garden
- Quilchena Park
- Devonshire Park
- Arbutus Greenway

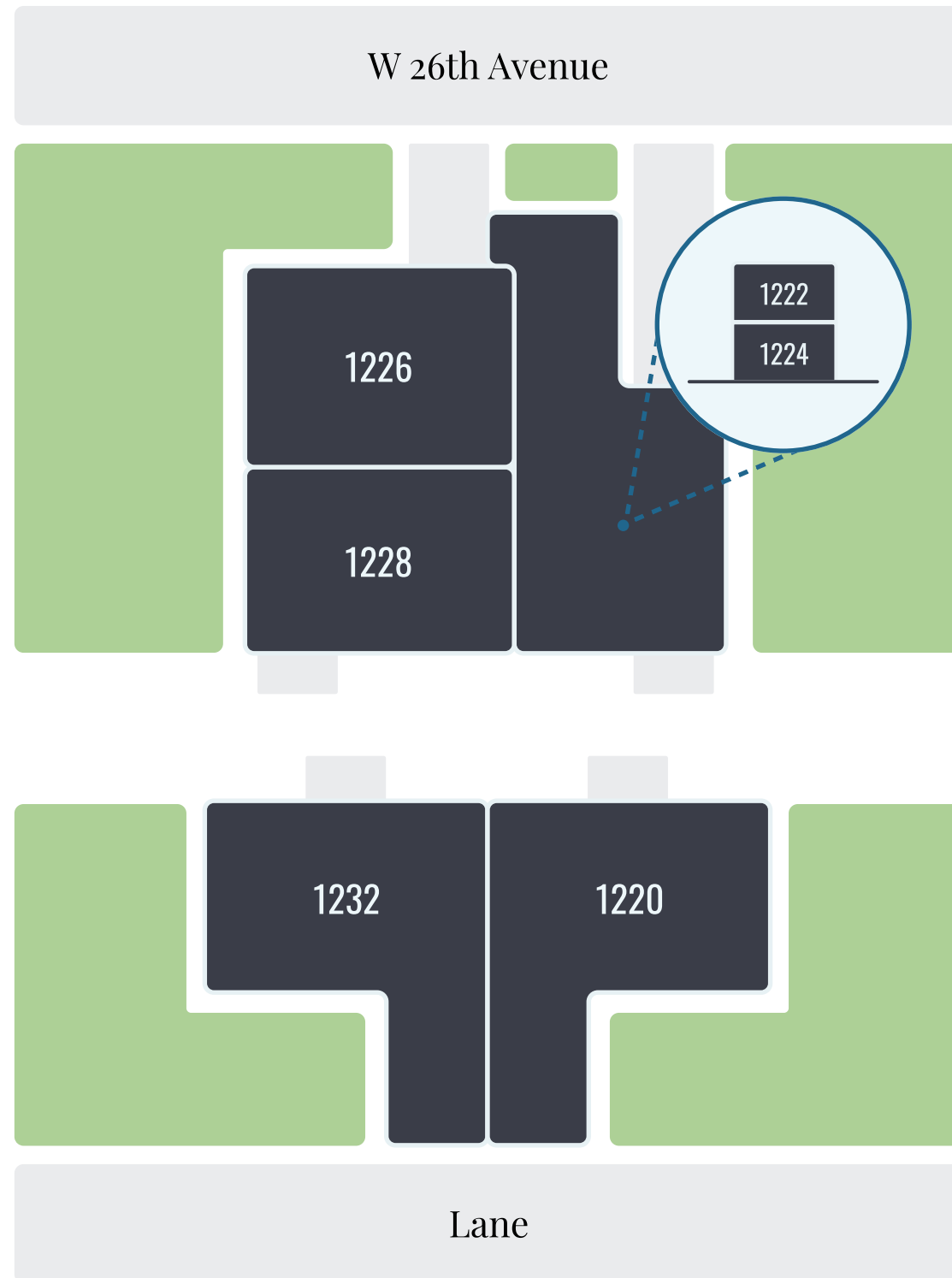
Clubs

- The Arbutus Club
- Vancouver Lawn Bowling
- Vancouver Lawn Tennis & Badminton



SITE PLAN

The unique and thoughtful layout of each of the 6 homes at the Devonshire Residences fosters a sense of community while ensuring privacy for each unit.



Meet Our Team

MIZAN | DEVELOPMENTS LTD

We are a boutique developer of single family, duplex, and multi family homes in the lower mainland. Our principals have been developing real estate together for over 15 years and have 45 years of combined development experience. We honour the importance of reputation, and remain one of the most experienced and hardworking developers in the region. Our passion and craft is one and the same and we strive for perfection and a commitment to not only build quality homes but to have a positive impact in the community.



Gradual Architecture Inc. is an eminent architectural design firm, distinguished by its mastery in crafting bespoke homes, multi-residential, light industrial, and commercial projects. Comprising a collective of ingenious architects, designers, and skilled technicians, we offer a comprehensive suite of architectural services to our esteemed clientele in British Columbia, Canada.

untitled [design agency]

Untitled Design Agency is a multidisciplinary firm that seamlessly integrates the realms of complete home design and interior aesthetics. Renowned as the recipient of the 2021 Dezeen Awards public vote, their expertise in interior design sets them apart as pioneers in the industry. With their holistic approach and unrivaled design consultancy, Untitled Design Agency curates captivating spaces and shapes visionary aesthetics that elevate contemporary living.