SHAUGHNESSY PROPERTIES

VANCOUVER LUXURY HOMES

1233 Tecumseh Avenue, Vancouver BC V6H 1T3

1233 Tecumseh Avenue

First Shaughnessy Vancouver, BC

Offered at $27.9M(w/plans Under Const.)

shaughnessyproperties**.com**

Sonja Pedersen | 604.805.1283 | sonja@8051283.com

RE/MAX Crest Realty Westside | 1428 W 7th Ave | Vancouver, BC V6H 1C1 | Each Office Independently Owned and Operated

This communication is not intended to cause or induce a breach in any existing listing agreement.

Address:	1233 Tecumseh Avenue, Vancouver BC V6H 1T3
Lot size:	25,340 square feet
Wolfe Avenue frontage:	100’
Tecumseh Avenue frontage:	126’
Existing house size:	
Basement	1,805
Main	2,024
Second	1,915
Total	5,744 square feet
Proposed house size:	
Basement	4,170
Main	3,953
Second	1,936
Acc Main	934
Acc Second	1,420
Total	12,413 square feet

SHAUGHNESSY PROPERTIES

VANCOUVER LUXURY HOMES

1233 Tecumseh – 1250 Wolf

Shaughnessy Mansion Under Construction

Exclusive non-MLS listing in 1st Shaughnessy, currently under construction. This beautiful unique new home is a master piece jointly designed by the renowned Airey Group, Paul Sangha Landscape and Heffel Balango Interior Design. It has a total of 7 bedrooms, all with ensuites, an outdoor pool, koi pond, entertainment sized principal rooms and outdoor areas, a unique wine cellar and wet bar, not to mention a sophisticated hi-tech system inside and outside of the house. The house will be a total of 12,500 square feet on a 25,000 square foot lot with a beautiful view of downtown Vancouver (Very rare in Shaughnessy).

After 3 years hard work of Dream Team This is 75% finished. In next 10 months it will be finished for Occupancy. Inquire today, call Sonja at 604-805-1283 or sonja@shaughnessyproperties.com

For additional info go to;

http://bcforsale.net/m-v32701-79-32701-2-1233-techumseh

Areal Location Flyover Video of the previous home at that was on the site; https://vimeo.com/183320398/056b69ef36

Our Shaughnessy web site;

http://www.shaughnessyproperties.com/home.html

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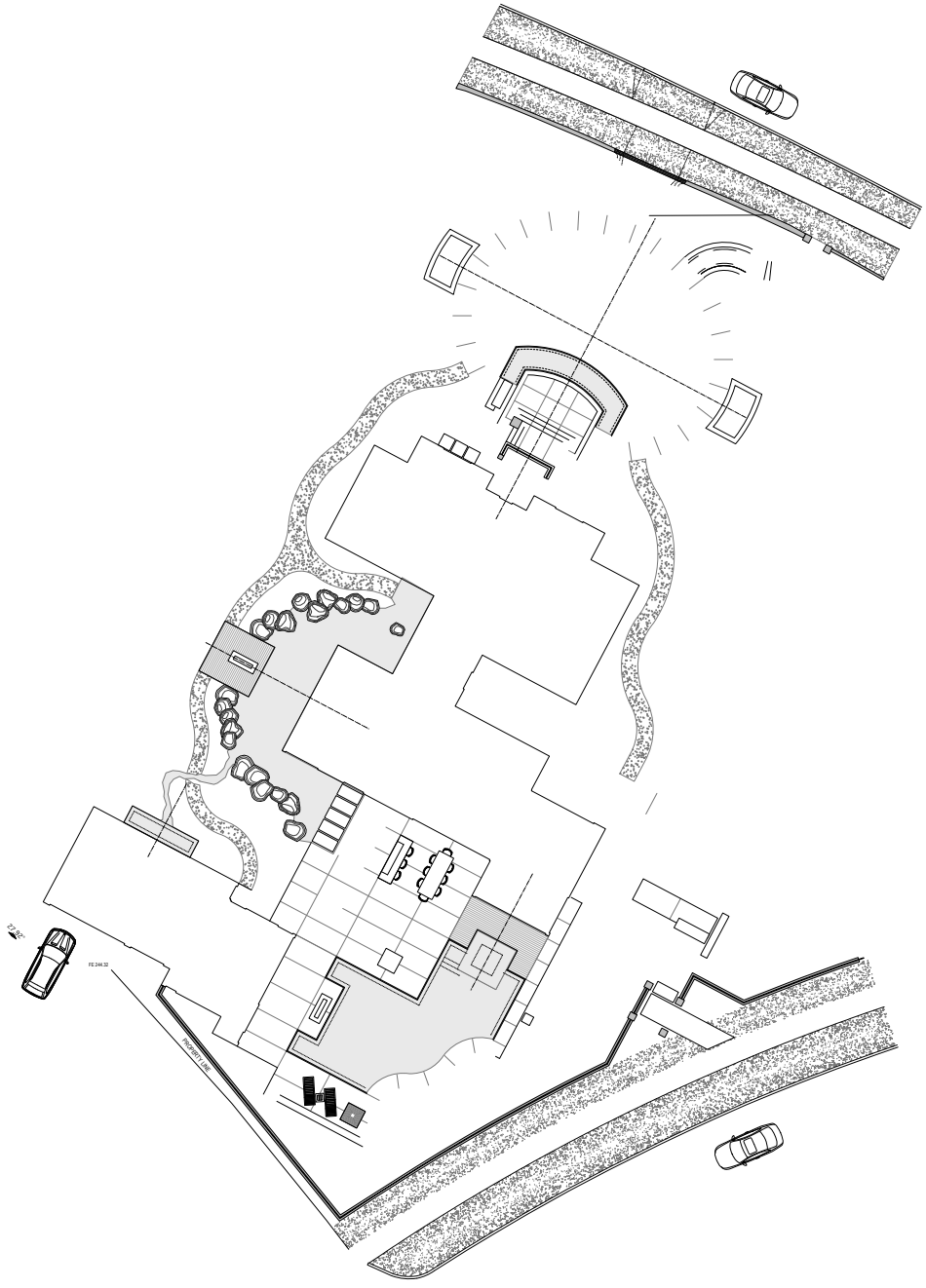
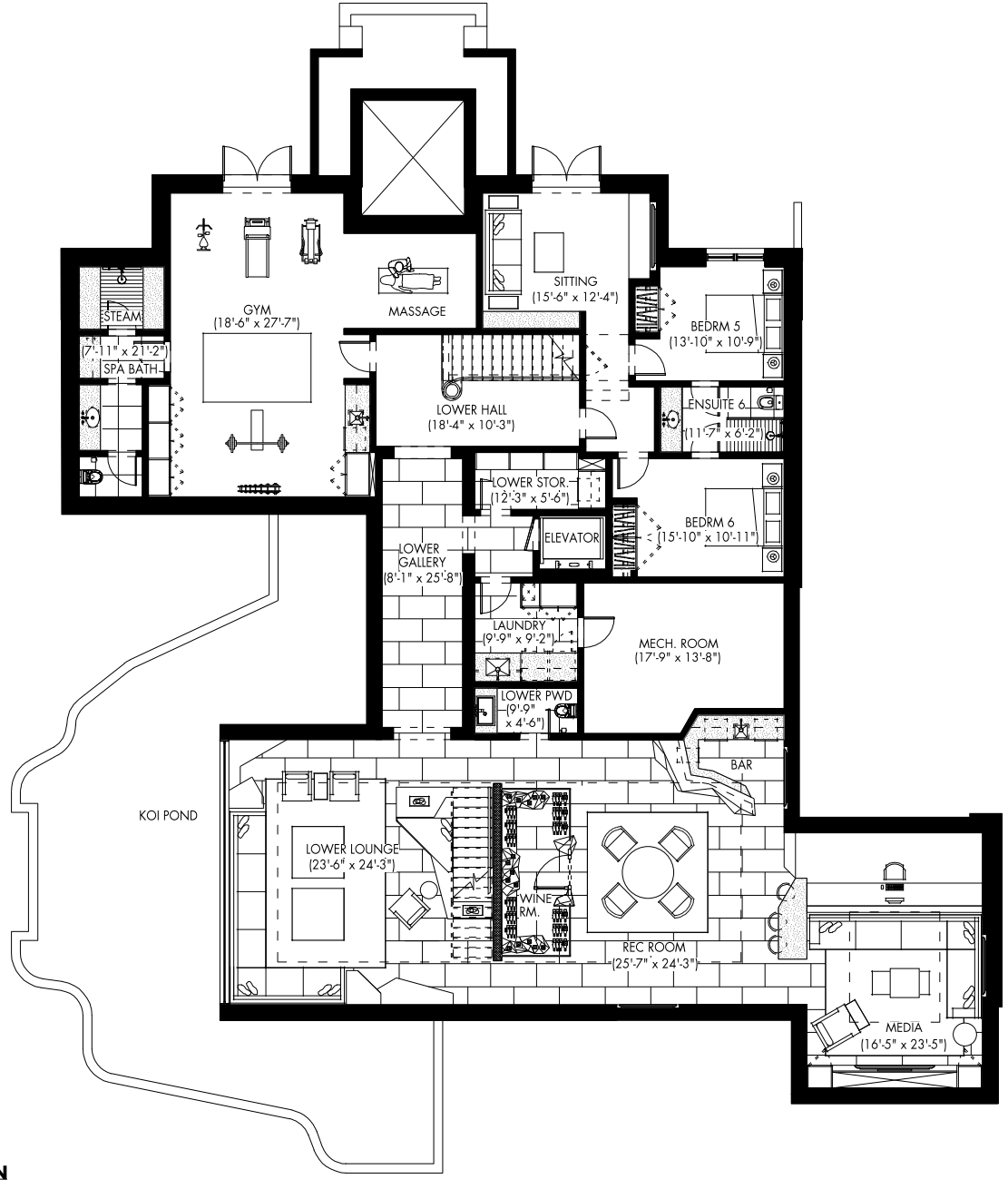
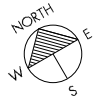

FE 244.32
RIVER VIEW

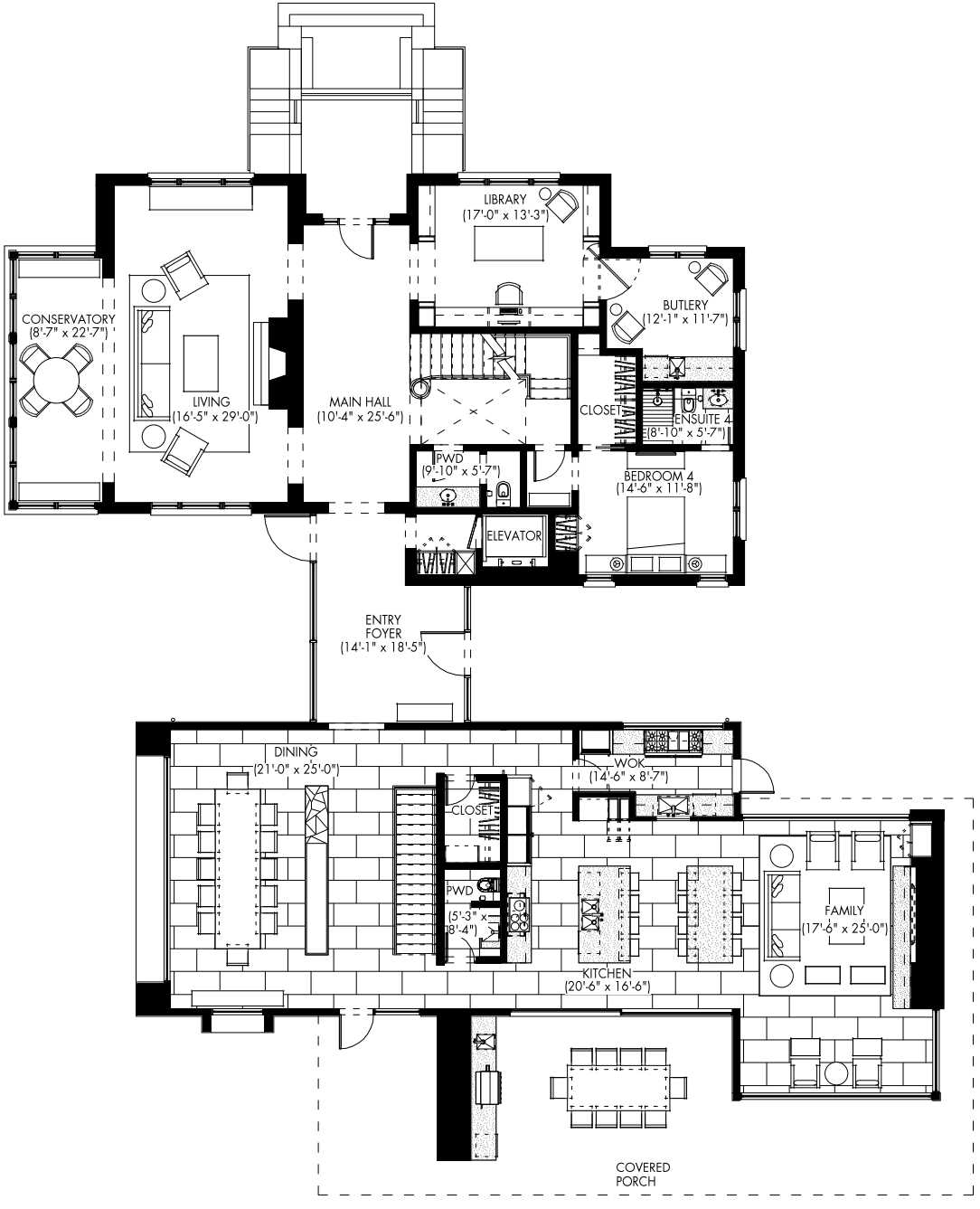
HB DESIGN





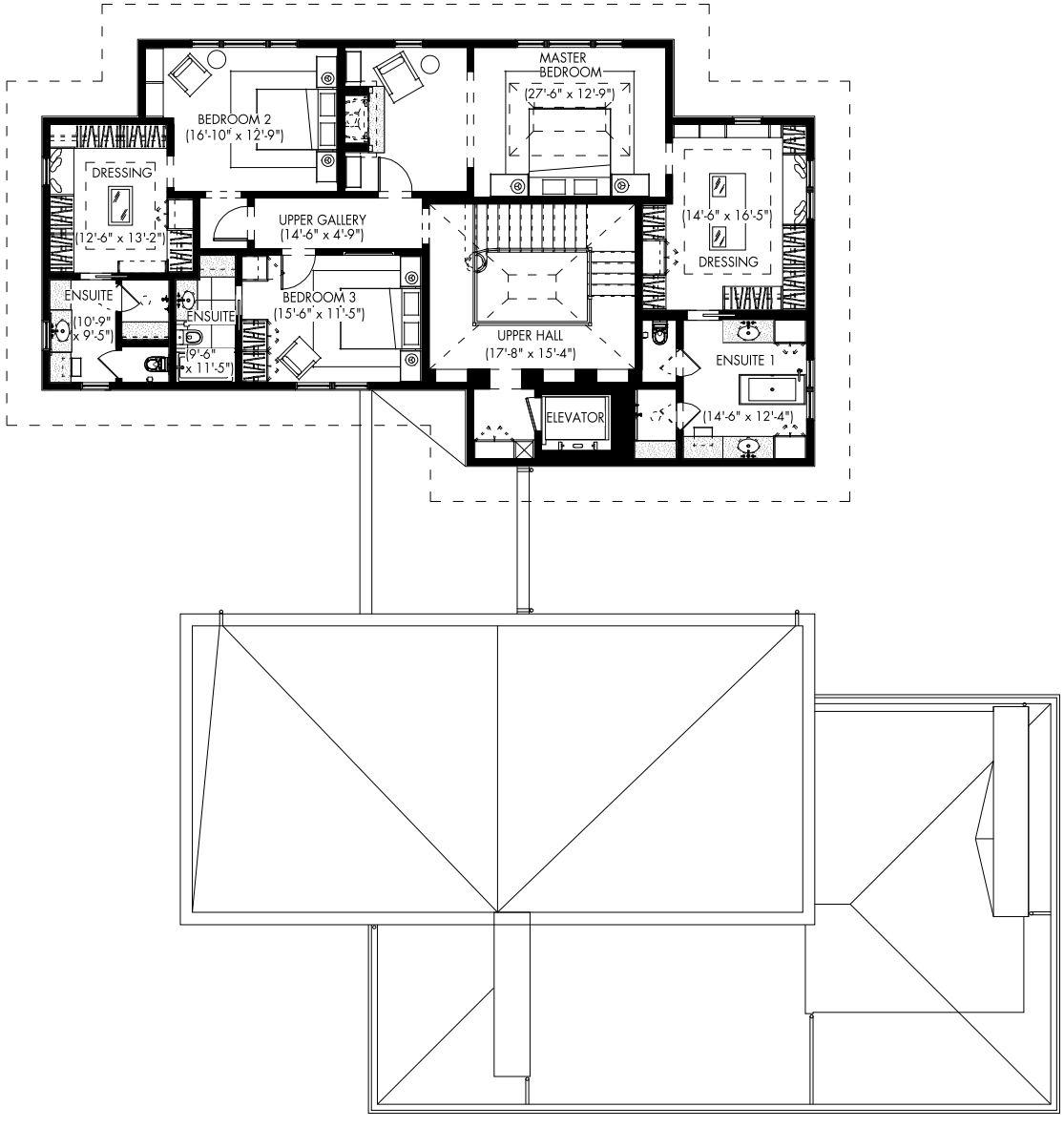
BASEMENT FLOOR PLAN
Furniture Layout

HB DESIGN



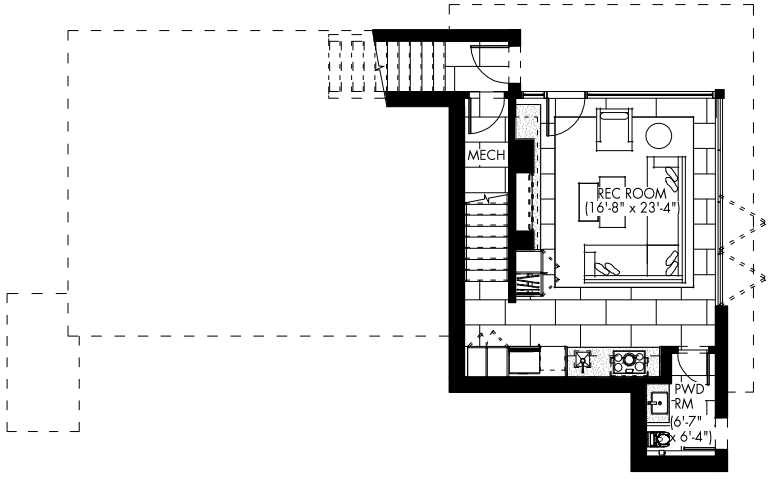
MAIN FLOOR PLAN
Furniture Layout

HB DESIGN

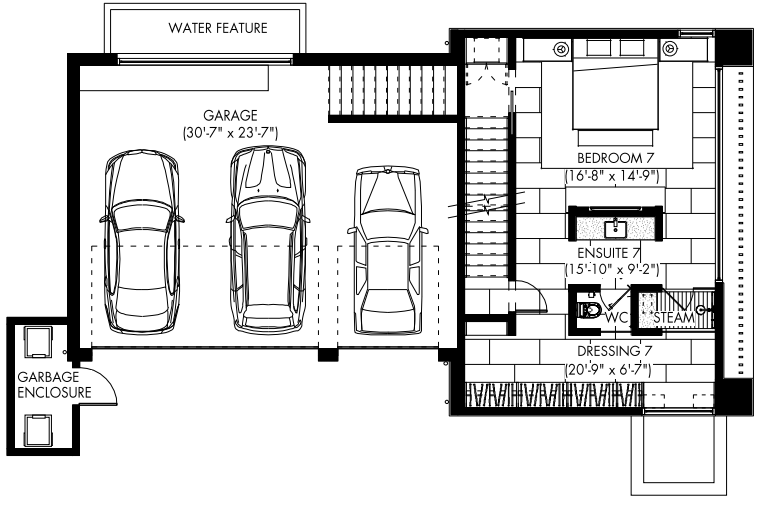


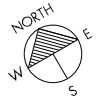
SECOND FLOOR PLAN
Furniture Layout

HB DESIGN



ACCESSORY BUILDING : MAIN FLOOR PLAN
Furniture Layout





ACCESSORY BUILDING : GARAGE/BEDROOM FLOOR PLAN
Furniture Layout

ENTRY FOYER

LIVING ROOM

KITCHEN

FAMILY ROOM

DINING ROOM

LOWER LOUNGE

LOWER LOUNGE

RECREATION ROOM BAR

COGNAC - WINE ROOM

MASTER ENSUITE

AIREY

theaireygroup.com

PAUL SANGHA LANDSCAPE ARCHITECTURE

paulsangha.com

HB DESIGN

heffelbalagno.com

1283
57.217m
1200 Wolfe Av
75.01
75.01
100.15
R=1113.3
1320
72.888m
239.45
1296
226.55
1270
210.56
1250
175.05
1240
73.8
168.65
31.981m
57.5
57.5
26.25
73.45
126.65
R=482.7
1200 Te
159.63
63.09
90.2
1275
1200 Tecumseh Av
174.4 CHD

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.shaughnessyproperties.com

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我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jimmy Ng 778-788-0013

3589 GRANVILLE OFFERED AT $13,380,000

Rocklands Mansion – This heritage A designated 9000 sf 8 bedroom, 8 bathroom mansion sits on a ¾ of an a acre of Prime Shaughnessy park like setting. This home has been completely restored with all of its heritage features intact and also offers all the modern day comforts to be expected.

1318 Minto Offered at $35,800,000

Exclusive Listing! 1318 Minto (32nd & Granville) Modern 12,000 sf Shaughnessy Mansion on a 26,000 sf lot (149X178) built in 2010. This solid concrete 3 level home features over size windows, 6 bedrooms, 7 baths , 5 fireplaces, wine cellar outdoor pool, Cabana, basketball court, games room and a golf simulator. There was no expense spared. The open kitchen plan offers a great entertainment area featuring granite counters, hardwood floors with radiant heat and a Wok kitchen.

1138 MATTHEWS OFFERED AT $17,980,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.

1233 TECUMSEH OFFERED AT $19,900,000

Currently under construction this beautiful unique new home is a master piece jointly designed by the renowned Airey Group Architects, Paul Sangha Landscape and Heffel Balango Interior Design. This 12,500 sf home on a 25,000 sf lot has a total of 7 bedrooms all with ensuites, an outdoor pool, koi pond, a unique wine cellar/wet bar and a sophisticated hi-tech home automation system. $5M needed to finish with a December 2017 occupancy. Send us an e/m for feature sheet.

Les TWAROG & Sonja PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
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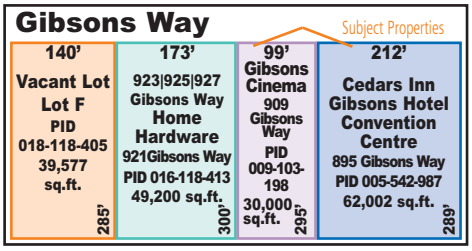
WALL CENTRE

1410 - 1050 Burrard **$996,000**

2 bed, 2 bath 1070 sf SE corner unit features recently refinished oak floors, contemporary light fixtures and air conditioning. Amenities includes a world class gym, an indoor pool, a bar and restaurant, room service & housekeeping.



GIBSONS DEVELOPMENT SITE

895 - 909 Gibsons Way **$7,500,000**

895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.

FIRST SHAUGHNESSY

1033 Balfour Avenue **$6,380,000**

5000sf home with 4 legal suits (has Multiple Dwelling Licence) on a large 15,339 sf lot. Excellent opportunity remodel to your taste and design, change to 4 strata titles or qualify for a small infill.

TSAWWASSEN 3 BED HOME

5118 Stevens Drive **$1,329,000**

2,307 sf split level home with 3 beds up, 3 baths & large family room downstairs with separate entrance - basement suite potential. 8,148 sf lot with great frontage and sunny south facing private backyard with greenery and large deck.

SHANGRI-LA LIVING

3104 - 1111 Alberni **$884,000**

This rarely available North facing, 1 bed high floor '04 unit features luxurious interior design elements including a Gourmet kitchen, Bosch and Miele appliances, Sub-Zero Fridge, granite counters, GEOTHERMAL heating & A/C, 9 ft ceilings and engineered hardwood flooring throughout and one parking stall.

WOODWARDS

3907 - 128 W. Cordova **$688,000**

This fabulous high floor 650 sq.ft 1 bedroom soars above the city with sweeping panoramic S/W views towards False Creek. Open floorplan with hardwood floors, Juliette balcony, stainless appliances and quartz countertops. 1 parking in the building included.

SQUAMISH

104 ACRE LAND ASSEMBLY

$16,000,000

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish

WILLOUGHBY LAND ASSEMBLY LANGLEY, BC

21427 83 Avenue **$3,199,000**

1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.

EL CERRITO - LA PAZ, MEXICO

Development Site **$4,000,000USD**

71 acres located ten minutes from the DT La Paz, less than thirty minutes from the International Airport and two hours from Cabo San Lucas. Go to http://www.6717000.com/lapaz/ for info package.