



A SHAUGHNESSY
HERITAGE CONVERSION
4 SPECIAL HOMES

1157 West 33rd Avenue

Homes designed for living and mindful in quality

Marketing by: Ken Chong Personal Real Estate Corporation

Macdonald Realty Ltd

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1157 West 33rd Avenue

1157 W33rd Avenue boasts four distinctively designed and expertly crafted homes that epitomize the new bespoke Shaughnessy. A collaboration of *ClearWater Development Group, Alexandre Ravkov (architect), Annaliese Kelly (interior design), and Don Simpson Construction*, 1157 W33rd Avenue is a timeless and understated revamp of this historical property.

THE HOMES AT A GLANCE

UNIT 1	SOLD	3 BEDROOM, 2 BATHROOM + POWDER
UNIT 2	2075 SF Duplex	3 BEDROOM, 3 BATHROOM + POWDER 1 PARKING (PAD)
UNIT 3	1238 SF Garden	2 BEDROOM, 2 BATHROOM 1 PARKING (PAD)
UNIT 4	1666 SF Coach	3 BEDROOM, 3 BATHROOM + POWDER 1 PARKING (GARAGE)

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A CULINARY SHOW STOPPER

Designed for maximum wow-factor, these kitchens are also intelligently built to thrill the family chef, with top-of-the-line brands such as Miele, Caesarstone, Riobel, and others. We know the kitchen is the heart of the home, and these spaces invite family and guest alike to gather, relax and enjoy having company again, in a sophisticated, welcoming ambiance.

- Miele appliances are featured including a five-burner, 36" gas cooktop, an integrated wall oven & microwave, panelled dishwasher, and three-door refrigerator/freezer.
- Soft-close custom cabinet hinges, designer hardware and many other fine features. Countertops are the premium Calacutta Nuvo by Caesarstone.
- Blanco 32" stainless steel sink with contemporary spray faucet (Riobel Azure), food waste disposal complete with on counter power button.

GATHERINGS...

- Window design and locations return the home to its original character and charm.
- Each unit (with the exception of 1155 W33rd Ave) is air conditioned on all floors.
- Richly stained 5" engineered hardwood runs throughout with wool carpet over extra heavy underlay in the bedrooms.
- Custom turned handrails and spindles.
- In floor radiant heat sourced from a Navien tankless high efficiency boiler.
- Each home has two pair of in-ceiling speakers wired to a central location for a Sonos type system or similar.
- Gas fireplaces (electric in 1155) with custom mantles, stone inlay and built-in cabinetry.
- Outdoor patios and barbecue hookups.
- Spa-like master retreat with curated hardware, fixtures, mirrors and curbless and cozy shower enclosures.
- Walk-in closets with custom built-in organizers.

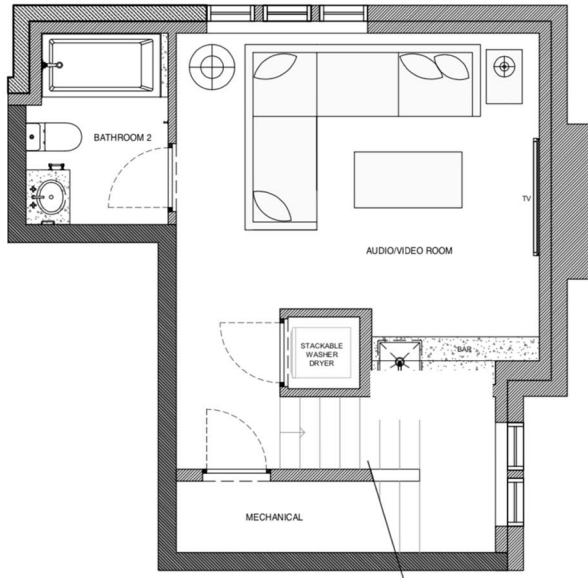
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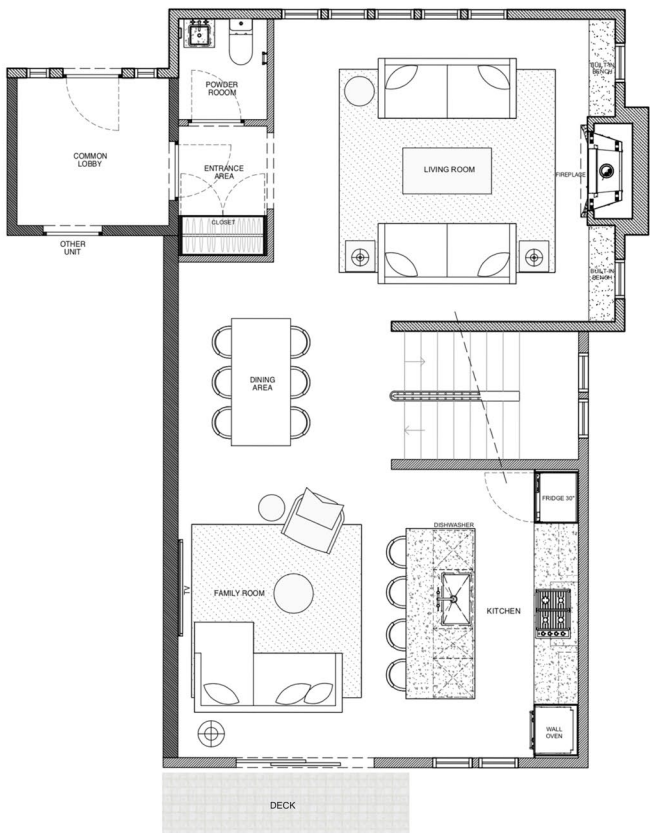
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FLOORPLANS

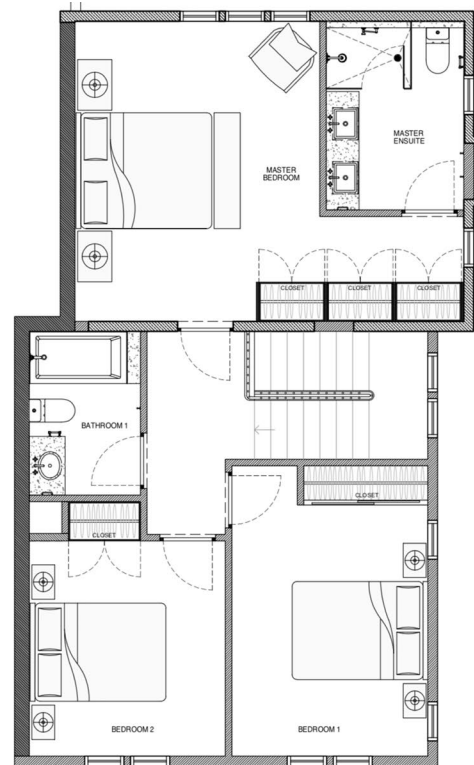
2-1157 West 33rd Ave.
2075 sq. ft.



Lower Floor



Main Floor



Upper Floor



PROJECT NORTH

FLOORPLANS

1155 West 33rd Ave.
1238 sq. ft.



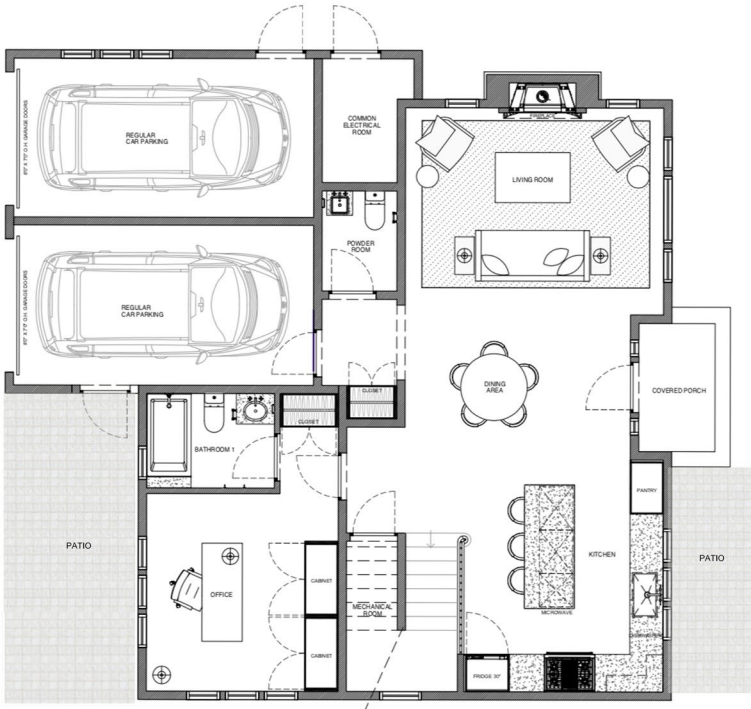
Garden Level



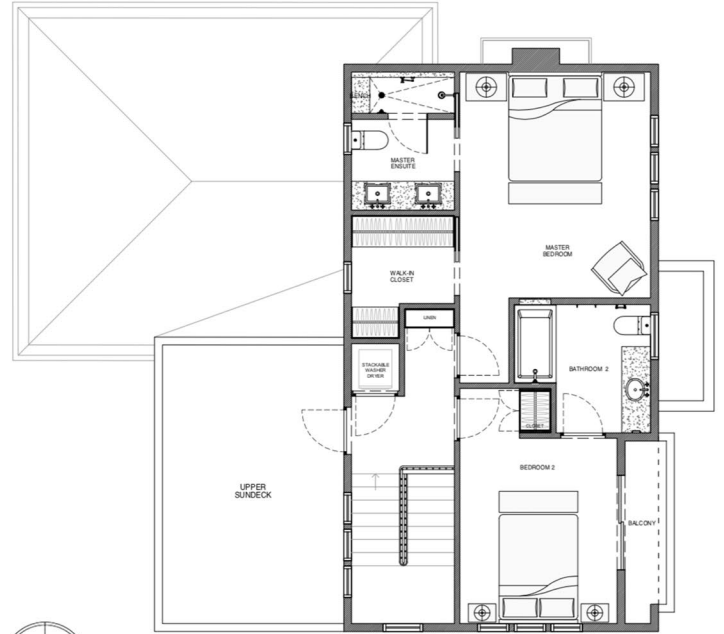
PROJECT NORTH

FLOORPLANS

1153 West 33rd Ave.
The Coach House
1666 sq. ft.



Main Floor



Upper Floor



PROJECT NORTH



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All measurements are approximate, taken by the listing agents, while floorplan is from the developer and square footage is from the strata plan. Buyers are recommended to verify if this is deemed important. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice. Macdonald Realty Ltd.