



1903 WEST 19TH AVENUE
SHAUGHNESSY | VANCOUVER WEST

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Offered at: **\$6,099,000**

FIRST SHAUGHNESSY MANSION

A rare find: The warmth, character and - world charm of a century passed resonate in this elegant 1913 home in the heart of prestigious First Shaughnessy. Lovingly cared for by one family for nearly forty years, this quintessential craftsman design jewel has been cherished for its period features and architectural attention to detail of its day. Visitors are welcomed by towering trees, tranquil garden vignettes and extensive stonework. The formal front entrance, with glass panel door and side lights sun, reveals a light filled foyer. It's original oak floors carry through, via cross-hall hall access, to a formal dining room, with and beveled leaded glass windows and spacious formal living room. Both are made private by 1912 period panel sliding pocket doors. Featuring a charming rotunda, recessed ceiling with custom paint finish, wood burning fireplace and French doors, the living room leads to a quiet greenspace and backyard beyond. The kitchen speaks to French-country charm with antique finish white cabinetry, a substantial granite island, and comfortable family seating area, with a wall-to-wall panel of French doors onto the spacious and private multi-level deck, perfect for the flow of entertaining inside and out on warm summer evenings or watching the kitchen tv from the comfort of the patio. The lower deck is structurally supported and prepared with plumbing and electrical access for the future installation of a hot tub.

The kitchen is appointed with Sub Zero fridge, 2 dishwashers, Jenn Air down-draft gas range and two ovens.

A main floor powder room features custom stained glass, granite floors and classic white fixtures. Tucked away, the cozy den with wood burning fire offers a quiet spot to watch tv or enjoy conversation.

The home provides for 4 bedrooms, and is currently repurposing one as a private office and another as an open plan third floor playroom. The upper floor main bathroom is equipped with an oversized jetted tub, and recently installed LG laundry system. The primary bedroom overlooks quiet West 19th Avenue, and leads to an adjacent ample closet and charming dressing room, which could be re-imagined as a cozy nursery. The primary bedroom enjoys its own ensuite with shower.

The upper floor second bedroom is a little-girl's dream, with a hand painted floor to ceiling mural of a kitty on the garden-gate. The spacious hallway provides a welcoming landing perfect for placement of statement furniture such as a freestanding armoire.

The lower basement floor is beautifully tiled in classic black and white, and features a large family room space with fireplace, which has at various times functioned as a guest suite, with its own full bathroom.

Unique to this home, a substantial workshop is tucked beneath the stairs, and exciting and unexpected find for woodworking enthusiasts, artists, and hobbyists.

Throughout this multi-level home, a series of grand traditional staircases, lead graciously from floor to floor.

This ample corner lot includes a separate garage which replicates the character of the residence, with laneway access. The yard, has been charmingly appointed with a series of hand made garden boxes, planted seasonally with vegetables and flowers.

The home has been coveted by film and television location scouts and has been featured in several projects, including the 2006 series Kyle XY where it took its place as the featured setting, woven into the plot week after week.

This beautiful home, gracious and classic, offers so much and awaits the next chapter of its story.

FEATURES

Beds	3
Baths	4
Full Baths	3
Living Area	5,117 sqft
Taxes	\$21,719.40 (2022)
Year Built	1913
Style	2 1/2 Storey Shaughnessy Heritage
Fireplaces	3 - wood burning
Parking	Double Rear Garage







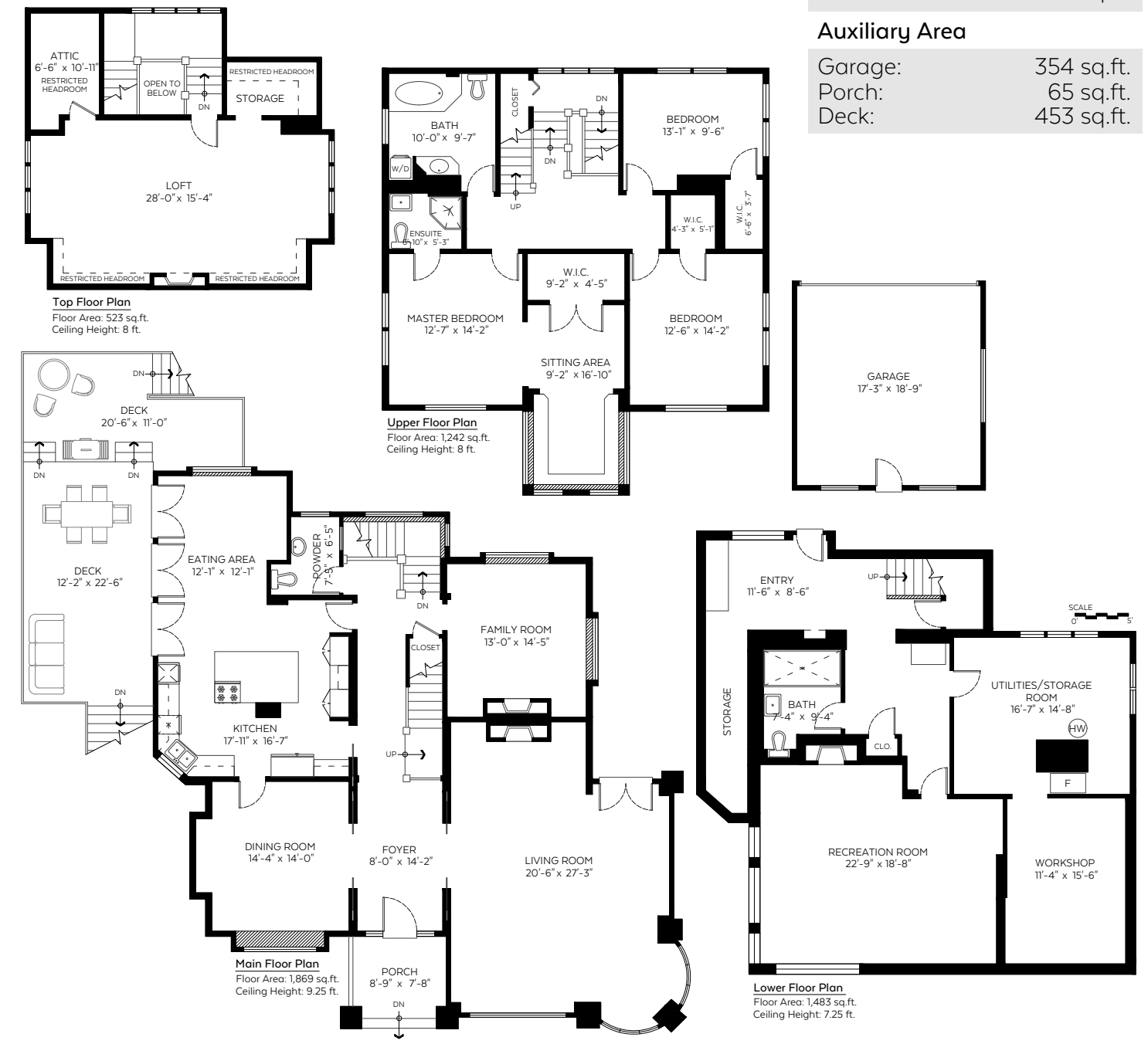


1903 West 19th Avenue,
Vancouver, B.C.

Main Floor:	1,869 sq.ft.
Upper Floor:	1,242 sq.ft.
Top Floor:	523 sq.ft.
Lower Floor:	1,483 sq.ft.
Total:	5,117 sq.ft.
Attic:	74 sq.ft.
Restr. Headroom:	74 sq.ft.

Auxiliary Area

Garage:	354 sq.ft.
Porch:	65 sq.ft.
Deck:	453 sq.ft.





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