



Presented by:  
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**Active**  
**R2987424**

Board: V  
1/2 Duplex

### 683 W 18TH AVENUE

Vancouver West  
Cambie  
V5Z 1V9

Residential Attached

**\$2,399,900** (LP)   
(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,399,900</b>
Meas. Type:	<b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2025</b>
Frontage(feet):	<b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres):	<b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>RM-3A</b>
Depth / Size (ft.):	<b>122</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage:	<b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	<b>No</b>	P.I.D.: <b>800-177-490</b>	Tax Inc. Utilities?: <b>No</b>
View:	:		Tour:
Complex / Subdiv:	<b>Douglas Park</b>		
First Nation:			
Services Connctd:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric, Forced Air, Heat Pump**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Metal**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Carport; Single**  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 22, BLOCK 519, PLAN VAP350, DISTRICT LOT 472, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System, Sprinkler - Fire, Wine Cooler**

Finished Floor (Main): **557**  
Finished Floor (Above): **673**  
Finished Floor (AbvMain2): **388**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,618 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,618 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes:

Tot Units in Strata: Locker: **Yes**  
Storeys in Building: **4**  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **3**  
# of Rooms: **8**

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	2' x 3'			x	1	Main	2	No
Main	Living Room	13'11 x 10'4			x	2	Above	4	No
Main	Dining Room	10' x 7'5			x	3	Above	4	Yes
Main	Kitchen	13'7 x 9'5			x	4	Abv Main 2	4	Yes
Above	Primary Bedroom	13'0 x 10'2			x	5			
Above	Bedroom	12'0 x 9'8			x	6			
Above	Bedroom	11'4 x 9'5			x	7			
Abv Main 2	Bedroom	13'3 x 10'8			x	8			

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

**Discover refined living in this stunning 1/2 duplex by Mahnger Homes in the heart of Douglas Park! Elegant design meets luxury with warm tones, oversized windows, and brushed White Oak floors throughout. The gourmet kitchen boasts sleek flat-panel cabinetry, quartz counters/backsplash, and premium matte white appliances. Upstairs, find three spacious bedrooms on one level, each with custom cabinetry. The versatile third level offers a bedroom, guest room, or expansive family room opening to a covered deck—perfect for entertaining. Stay comfortable year-round with a heat pump for heating and cooling. Covered parking and 3 storage lockers add convenience. Steps from parks, cafes, top schools, and transit—this is urban living at its finest! Open House Thur 420-630pm Sat 2:30-4:30/Sun 2-4pm**