



Presented by:
Sean P Stevens PREC*
 Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



Active
R3042887

Board: V
 1/2 Duplex

679 W 18TH AVENUE

Vancouver West
 Cambie
 V5Z 1V9

Residential Attached

\$2,199,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$2,199,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2025
Frontage(feet): 33.00	Bathrooms: 4	Age: 0
Frontage(metres): 10.06	Full Baths: 3	Zoning: RM-3A
Depth / Size (ft.): 122	Half Baths: 1	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 032-528-523	Tax Inc. Utilities?: No
View: Yes : North Shore Mountains		Tour:
Complex / Subdiv: Douglas Park		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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), Fenced Yard**
 Type of Roof: **Asphalt, Metal**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing: **No**

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: **STRATA LOT 1, PLAN EPS11439, DISTRICT LOT 572, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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): 644	Units in Development: 3	Tot Units in Strata: 3	Locker: Yes
Finished Floor (Above): 610	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 399	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,653 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,653 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'3 x 5'6	Abv Main 2	Walk-In Closet	9'3 x 3'8	1	Main	2	No
Main	Living Room	13'5 x 11'7			x	2	Above	4	No
Main	Dining Room	7'11 x 6'11			x	3	Above	4	Yes
Main	Kitchen	18'9 x 8'6			x	4	Abv Main 2	4	Yes
Above	Primary Bedroom	12'8 x 10'8			x	5			
Above	Walk-In Closet	6'11 x 3'9			x	6			
Above	Bedroom	12'5 x 9'5			x	7			
Abv Main 2	Bedroom	9'10 x 9'10			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 large gourmet kitchen boasts sleek flat-panel cabinetry, quartz counters/backsplash, and premium matte white appliances. Upstairs, find the spacious primary bedroom with walk-in closet and balcony. 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 Sat/Sun Sept 6th/7th 2-4pm