



Presented by:
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Active
R3042976
Board: V
Townhouse

681 W 18TH AVENUE
Vancouver West
Cambie
V5Z 1V9

Residential Attached
\$1,299,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,299,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2025
Frontage(feet): 33.00	Bathrooms: 2	Age: 0
Frontage(metres):	Full Baths: 2	Zoning: RM3-A
Depth / Size (ft.): 122	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 4,026.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 032-528-531	Tax Inc. Utilities?: No
View: :		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: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **1** Covered Parking: Parking Access: **Lane**
Parking: **Open**
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 2, 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, In Suite Laundry, Storage**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 1,101	Units in Development: 3	Tot Units in Strata: 3	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	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): 1,101 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,101 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: 1			
# of Rooms: 7			

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

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

Discover refined living in this stunning 1 level garden-level townhome by Mahnger Homes in the heart of Douglas Park! Elegant design meets luxury with warm tones, oversized windows, and brushed White Oak floors throughout this 1,101 sf, single-level home. The gourmet kitchen boasts sleek flat-panel cabinetry, quartz counters/backsplash, and premium matte white appliances. Enjoy three spacious bedrooms, each with custom cabinetry, and two private patios—perfect for relaxing or entertaining. Stay comfortable year-round with a heat pump for heating and cooling. EV capable parking and 2 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