



Presented by: Sean P Stevens PREC*

Sean Stevens and Associates
Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R3062390

Board: V
1/2 Duplex

683 W 18TH AVENUE

Vancouver West
Cambie
V5Z 1V9

Residential Attached

\$2,099,900 (LP)

(SP)



Sold Date:		If new,GST/HST inc?: No	Original Price: \$2,099,900
Meas. Type: Feet		Bedrooms: 4	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: \$2,025.00
Sq. Footage: 4,026.00			For Tax Year:
Flood Plain: No	P.I.D.: 032-528-540		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: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Metal, Wood**
Foundation: **Concrete Perimeter**

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

Reno. Year:
Rain Screen:
Metered Water: **Yes**
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: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 3, 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: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed**

Finished Floor (Main): 557	Units in Development: 3	Tot Units in Strata: 3	Locker: Yes
Finished Floor (Above): 673	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 388	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): 1,618 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,618 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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!