

**Active****R3075998**

Board: V, Attached

1/2 Duplex

**679 W 18TH AVENUE**

Vancouver West

Cambie

V5Z 1V9

\$2,099,900 (LP)

(SP)



Days on Market: **1** List Date: **1/5/2026** Seller's Acceptance Date:  
 Orig. Price: **\$2,099,900** Expiry Date: **4/30/2026** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: **No** Approx. Year Built: **2026**  
 Frontage (feet): **33.00** Bedrooms: **3** Age: **0**  
 Frontage (metres): **10.06** Bathrooms: **4** Zoning: **RM-3A**  
 Depth/Size: **122** Full Baths: **3** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2024**  
 Flood Plain: **No** P.I.D.: **032-528-523** Tax Inc. Utilities?: **No**  
 View: **Yes : North Shore Mountains** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Douglas Park**

First Nation Reserve: **Electric, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Services Connected: **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 Fireplac...

R.I. Fireplaces:

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Fireplace Fuel: **Electric, Forced Air, Heat Pump**Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard**Type of Roof: **Asphalt, Metal**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**

Land Lease Expiry Year:

Seller's Interest: **Registered Owner**Property Disc.: **Yes:**Fixtures Leased: **:**No Fixtures Rmvd: **:**Floor Finish: **Hardwood, Tile**

Leg... **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**

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

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): <b>644</b>	Units in Development: <b>3</b>	Tot Units in Strata: <b>3</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>610</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>399</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,653 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,653 sq. ft.</b>	Bylaw Restrictions: <b>No Restrictions</b>	# of Pets:	Cats: Do...

Suite:

Basement: **None**

Crawl/Bsmt. Ht:

# of Levels: **3**# of Kitchens: **1**# of Rooms: **9**

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensute?
<b>Main</b>	<b>Foyer</b>	<b>6'3 x 5'6</b>	<b>Abv Mai...</b>	<b>Walk-In Closet</b>	<b>9'3 x 3'8</b>	<b>1</b>	<b>Main</b>	<b>2</b>	<b>No</b>
<b>Main</b>	<b>Living Room</b>	<b>13'5 x 11'7</b>			<b>x</b>	<b>2</b>	<b>Above</b>	<b>4</b>	<b>No</b>
<b>Main</b>	<b>Dining Room</b>	<b>7'11 x 6'11</b>			<b>x</b>	<b>3</b>	<b>Above</b>	<b>4</b>	<b>Yes</b>
<b>Main</b>	<b>Kitchen</b>	<b>18'9 x 8'6</b>			<b>x</b>	<b>4</b>	<b>Abv Main 2</b>	<b>4</b>	<b>Yes</b>
<b>Above</b>	<b>Primary Bedroom</b>	<b>12'8 x 10'8</b>			<b>x</b>	<b>5</b>			
<b>Above</b>	<b>Walk-In Closet</b>	<b>6'11 x 3'9</b>			<b>x</b>	<b>6</b>			
<b>Above</b>	<b>Bedroom</b>	<b>12'5 x 9'5</b>			<b>x</b>	<b>7</b>			
<b>Abv Mai...</b>	<b>Bedroom</b>	<b>9'10 x 9'10</b>			<b>x</b>	<b>8</b>			

List Broker 1: **Macdonald Realty - OFC: 236-471-5707**

List Broker 3:

List Desig Agt 1: **Sean P Stevens PREC\* - Phone: 604-782-0821**

contact@seanstevens.ca

List Broker 2:

List Desig Agt 2:

3:

Buyer's Broker 1:

Buyer's Agent 1:

2:

3.

Owner: **570045 B.C. LTD., INC.NO. BC0638258**Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER.**

Appointments:

Touchbase

Call:

Sean

Phone:

604-782-0821

Occupancy: **Vacant**  
 Realtor: **Built by Mahnger Homes , Sq Ft may differ from Strata Plan, Completion January 2026, Open House Jan10th/11th Sat/Sun 2-4pm**  
 Remarks:

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 Jan10th/11th Sat/Sun 2-4pm