

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

Frontage (feet): 33.00

Frontage (metres): 10.06

Depth/Size: 122

Sq. Footage: 0.00

Flood Plain: No

View: Yes : North Shore Mountains

Complex / Subdiv: Douglas Park

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

If new,GST/HST inc?: No

Bedrooms: 3

Bathrooms: 4

Full Baths: 3

Half Baths: 1

P.I.D.: 032-528-523

Approx. Year Built: 2026

Age: 0

Zoning: RM-3A

Gross Taxes: \$0.00

For Tax Year: 2024

Tax Inc. Utilities?: No

Tour: Virtual Tour URL

Style of Home: 3 Storey

Construction: Frame - Wood

Exterior: Fibre Cement Board, Mixed

Foundation: Concrete Perimeter

Renovations:

#of Fireplac... 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

Parkin... Carport; Single

Dist. to Public Transit: 2

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Hardwood, Tile

Dist. to School Bus: 2

Land Lease Expiry Year:

Leg... STRATA LOT 1, PLAN EPS11439, DISTRICT LOT 572, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON 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

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Finished Floor (Main): 644

Finished Floor (Above): 610

Finished Floor (AbvMain2): 399

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,653 sq. ft.

Unfinished Floor: 0

Grand Total: 1,653 sq. ft.

Units in Development: 3

Exposure:

Mgmt. Co's Name:

Maint Fee: \$0.00

Maint Fee Includes:

Tot Units in Strata: 3

Storeys in Building: 4

Mgmt. Co's #:

Council/Park Apprv:

Locker: Yes

Suite:

Basement: None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels: 3

of Rooms: 9

Bylaw Restrictions: No Restrictions

Restricted Age:

or % of Rentals Allowed:

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

Short Term Lse-Details:

of Pets:

Cats:

Do...

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	6'3 x 5'6	Abv Mai...	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 Mai...	Bedroom	9'10 x 9'10			x	8			

List Broker 1: Macdonald Realty - OFC: 236-471-5707
List Desig Agt 1: Sean P Stevens PREC* - Phone: 604-782-0821
List Broker 2:
List Desig Agt 2:
Buyer's Broker 1:
Buyer's Agent 1:
Owner: 570045 B.C. LTD., INC.NO. BC0638258
Commission: 3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER.

List Broker 3:
contact@seanstevens.ca

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

REA Full

Realtor 1

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