



Presented by:

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stilhavn
REAL ESTATE SERVICES

Active
R3044996

Board: V
House/Single Family

909 W 18TH AVENUE

Vancouver West

Cambie

V5Z 1W4

Residential Detached

\$2,680,000 (LP)

(SP)



Sold Date:

Meas. Type:

Feet

Frontage(feet): **33.00**

Frontage(metres): **10.06**

Depth / Size: **122**

Lot Area (sq.ft.): **4,026.00**

Lot Area (acres): **0.09**

Flood Plain:

View:

:

Complex/Subdiv:

First Nation Reserve:

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

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **3**

Full Baths: **3**

Half Baths: **0**

Rear Yard Exp: **North**

P.I.D.: **012-558-672**

Original Price: **\$2,680,000**

Approx. Year Built: **1927**

Age: **98**

Zoning: **R1-1**

Gross Taxes: **\$12,124.80**

For Tax Year: **2025**

Tax Inc. Utilities?:

Tour:

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Baseboard, Hot Water, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **3**

Parking: **Open**

Driveway Finish:

Dist. to Public Transit: **1 BLOCK**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Tile**

Covered Parking:

Parking Access: **Lane**

Dist. to School Bus: **NEAR**

Land Lease Expiry Year:

Legal: **LOT 19, BLOCK 516, PLAN VAP1269, DISTRICT LOT 472, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,022**
Finished Floor (Above): **567**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,063**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,652sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,652sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**

Suite: **Legal Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **12**

Floor	Type	Dimensions
Main	Living Room	18'0 x 13'4
Main	Dining Room	13'5 x 11'7
Main	Kitchen	12'2 x 11'7
Main	Bedroom	12'4 x 12'0
Main	Laundry	6'6 x 5'7
Main	Foyer	4'5 x 4'0
Above	Bedroom	14'10 x 10'0
Above	Bedroom	11'7 x 10'7
Below	Living Room	25'3 x 11'7
Below	Kitchen	8'2 x 7'7
Below	Bedroom	12'8 x 10'11
Below	Bedroom	11'5 x 10'4

Floor	Type	Dimensions	Bathrooms
		x	Floor #Pcs
		x	Main 4
		x	Above 4
		x	Below 4
		x	
		x	
		x	
		x	
		x	
		x	

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Excellent Douglas Park family home on quiet treed street with legal, 2 bedroom mortgage helper. This 2700 sqft house is extremely solid as it has been lifted, reinforced and placed on driven piles providing a very stable foundation. The main and top floors are a wonderful 3 bedroom, 2 bathroom home with large living and dining rooms, original fir floors, gas fireplace & laundry. Lifting created a full height, legal 2 bedroom, 1 bathroom suite on the ground level. The original staircase is still intact to easily join the two levels back into one home if desired. Lovely manicured gardens and patios, and one year old roof. Steps to Douglas Park, Heather Park, Oak and Cambie shopping and restaurants. Open Houses: Sat, Sept 13, 2-4 & Sun Sept 14, 11-1