



Presented by:  
**David Seadon PREC\***  
**Seadon and Associates**  
 Stilhavn Real Estate Services  
 Phone: 604-290-4998  
<http://www.thereferraladvantage.com>  
[davidseadon@telus.net](mailto:davidseadon@telus.net)

**stilhavn**  
 REAL ESTATE SERVICES

**Active**  
**R3088541**  
 Board: V  
 House/Single Family

**909 W 18TH AVENUE**  
 Vancouver West  
 Cambie  
 V5Z 1W4

Residential Detached  
**\$2,488,800** (LP)   
 (SP)



|                                    |  |                                    |
|------------------------------------|--|------------------------------------|
| Sold Date:                         | If new, GST/HST inc?:                                  | Original Price: <b>\$2,488,800</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms: <b>5</b>                                     | Approx. Year Built: <b>1927</b>    |
| Frontage(feet): <b>33.00</b>       | Bathrooms: <b>3</b>                                    | Age: <b>99</b>                     |
| Frontage(metres): <b>10.06</b>     | Full Baths: <b>3</b>                                   | Zoning: <b>R1-1</b>                |
| Depth / Size: <b>122</b>           | Half Baths: <b>0</b>                                   | Gross Taxes: <b>\$12,124.80</b>    |
| Lot Area (sq.ft.): <b>4,026.00</b> | Rear Yard Exp: <b>North</b>                            | For Tax Year: <b>2025</b>          |
| Lot Area (acres): <b>0.09</b>      | P.I.D.: <b>012-558-672</b>                             | Tax Inc. Utilities?:               |
| Flood Plain:                       | Tour:  |                                    |
| View: :                            |  |                                    |
| Complex/Subdiv:                    |  |                                    |
| First Nation Reserve:              |  |                                    |
| Services Connected:                | <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b>                    |                                    |

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** Covered Parking: Parking Access: **Lane**  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Tile**

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                 | Floor               | Type        | Dimensions  | Floor               | Type | Dimensions  | Bathrooms |      |
| Finished Floor (Above):         | 567                   | Main                | Living Room | 18'0 x13'4  |                     |      | x           | Floor     | #Pcs |
| Finished Floor (AbvMain2):      | 0                     | Main                | Dining Room | 13'5 x11'7  |                     |      | x           | Main      | 4    |
| Finished Floor (Below):         | 1,063                 | Main                | Kitchen     | 12'2 x11'7  |                     |      | x           | Above     | 4    |
| Finished Floor (Basement):      | 0                     | Main                | Bedroom     | 12'4 x12'0  |                     |      | x           | Below     | 4    |
| Finished Floor (Total):         | 2,652sq. ft.          | Main                | Laundry     | 6'6 x5'7    |                     |      | x           |           |      |
| Unfinished Floor:               | 0                     | Main                | Foyer       | 4'5 x4'0    |                     |      | x           |           |      |
| Grand Total:                    | 2,652sq. ft.          | Above               | Bedroom     | 14'10 x10'0 |                     |      | x           |           |      |
| Flr Area (Det'd 2nd Res):       | sq. ft.               | Above               | Bedroom     | 11'7 x10'7  |                     |      | x           |           |      |
|                                 |                       | Below               | Living Room | 25'3 x11'7  |                     |      | x           |           |      |
|                                 |                       | Below               | Kitchen     | 8'2 x7'7    |                     |      | x           |           |      |
|                                 |                       | Below               | Bedroom     | 12'8 x10'11 |                     |      | x           |           |      |
|                                 |                       | Below               | Bedroom     | 11'5 x10'4  |                     |      | x           |           |      |
|                                 |                       |                     |             | x           |                     |      | x           |           |      |
| Suite: <b>Legal Suite</b>       |                       |                     |             |             | Registered in MHR?: |      | PAD Rental: |           |      |
| Basement: <b>Fully Finished</b> |                       |                     |             |             | CSA/BCE:            |      | Maint. Fee: |           |      |
| Crawl/Bsmt. Height:             | # of Levels: <b>3</b> | Manuf Type:         |             |             |                     |      |             |           |      |
| # of Kitchens: <b>2</b>         | # of Rooms: <b>12</b> | MHR#:               |             |             |                     |      |             |           |      |
|                                 |                       | 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 & Sun, Feb 14 & 15, 2-4**