



Presented by:
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PROMPTON
 REAL ESTATE SERVICES INC.

Active
R2554698
 Board: V
 House/Single Family

79 W 18TH AVENUE
 Vancouver West
 Cambie
 V5Y 2A3

Residential Detached
\$2,899,000 (LP)
 (SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$2,899,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1911**
 Depth / Size: **137.5** Bathrooms: **6** Age: **110**
 Lot Area (sq.ft.): **4,537.00** Full Baths: **3** Zoning: **RS-7**
 Flood Plain: Half Baths: **3** Gross Taxes: **\$7,882.13**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-202-794**
 Tour:

View: **Yes: MOUNTAIN VIEW FROM TOP FLOOR**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other**
 Rain Screen:
 Renovations: **Addition** Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **DetachedGrge/Carport, Other**
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 24, BLOCK 524, PLAN VAP2354, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Workshop Detached**

Site Influences: **Lane Access, Private Yard, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 20'10	Below	Bedroom	21'8 x 10'3			x
Main	Dining Room	13'5 x 15'7	Below	Kitchen	7'4 x 12'3			x
Main	Kitchen	11'0 x 11'9	Below	Storage	4'1 x 7'2			x
Main	Pantry	7'11 x 5'7	Below	Storage	6'3 x 3'1			x
Main	Foyer	8'4 x 13'8	Below	Foyer	8'0 x 5'2			x
Above	Master Bedroom	12'11 x 13'0			x			x
Above	Bedroom	12'8 x 10'7			x			x
Above	Den	10'7 x 12'11			x			x
Below	Living Room	10'0 x 15'3			x			x
Below	Bedroom	10'0 x 13'10			x			x

Finished Floor (Main): 976	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 778	# of Kitchens: 2	1	Main	2	No	
Finished Floor (Below): 1,070	# of Levels: 3	2	Above	3	Yes	
Finished Floor (Basement): 0	Suite: Legal Suite	3	Above	4	No	
Finished Floor (Total): 2,824 sq. ft.	Crawl/Bsmt. Height:	4	Above	1	No	
Unfinished Floor: 0	Beds in Basement: 0	5	Below	3	No	
Grand Total: 2,824 sq. ft.	Basement: None	6	Below	2	No	
	Beds not in Basement: 4	7				
		8				

Listing Broker(s): **Prompton Real Estate Services Inc. Prompton Real Estate Services Inc.**

Unique opportunity to own in one of Vancouver-Westside's most livable neighbourhoods: Cambie Village and Mt. Pleasant. This property offers great flexibility for homeowners, investors, & developers. The 3-level character home on a charming tree lined street was built in 1911; almost 3,000 SQ.FT of living space; 33 X 137.5 ft Lot (4538 SQ.FT Lot) with the possibility of laneway infill housing. Numerous Outright Approval Uses. The main and upper levels have 3 Bdrm & 2.5 Bath; lower floor consists of 2 Bdrm & 2 bath w/ 2 separate entries. The almost 600 sqft garage can be redeveloped into a laneway house. Walking distance to both Cambie & Main. Immediate proximity to excellent shopping, restaurants, parks, CanadaLine, and recreation. More: <https://www.cambievillagehomes.com>