


Presented by:
Margaret Leung
 Re/Max Margaret Leung Realty
 Phone: 604-263-2823
 Email: mleun22@telus.net
 Website: margaretleungrealty.com

Vancouver West, Yaletown Residential Attached
1707 928 HOMER ST, V6B 1T7 MLS# V1132364 **Active**



List Price: \$425,000 Previous Price:

Subdiv/Complex: Yaletwon Park 1

Frontage:	Approx Yr Blt:	2006	PID:	026-882-272
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	9	Zoning:	DD
Exposure: E	Bedrooms:	1	Taxes:	\$1,312 (2014)
Stories in Bldg:	Bathrooms:	1	GST/HST Incl?:	
Flood Plain:	Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - City			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:				Units in Development:	608
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	None			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	First Service Residential			Property Disclosure:	Y
Mngmt Ph:	604-683-8900	Maint Fee:	\$204.01	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2103 LT 473 DL 541 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPC
 Amenities: Bike Room, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'6"						
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	9'3 X 9'						
Main F.	Office	4'9 X 4'8"						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main: 500	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 500	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 500			8

Listing Broker(s): RE/MAX Margaret Leung Realty

Popular Yaletown Park. Unbeatable location within walking distance to theatre, library, restaurants and shopping. Well designed one bedroom plus den with no space wasted. Pleasant view of city and courtyard. Balcony. Open Kitchen with built-in wine rack. Impressive grand lobby. Excellent amenities including concierge + security service, exercise centre, party room, media room plus guest suite. 1 parking & 1 locker. Insuite laundry. Rentals & pet allowed. To live in or rent out. A great investment.