



Presented by:  
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**Active**  
**R2002477**  
 Board: V  
 Apartment/Condo

**3401 939 HOMER STREET**  
 Vancouver West  
 Yaletown  
 V6B 2W6

Residential Attached  
**\$2,498,000** (LP)  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Approval Req?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **MacDonald Commercial**  
 Mgmt. Co's Phone: **604-736-5611**  
 View: **Yes: Water, City & Mountain**  
 Complex / Subdiv: **Pinnacle**  
 Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **3**  
 Bathrooms: **4**  
 Full Baths: **3**  
 Half Baths: **1**  
 Maint. Fee: **\$1,141.29**

Approx. Year Built: **1996**  
 Age: **19**  
 Zoning: **DD**  
 Gross Taxes: **\$6,858.58**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?:  
 P.I.D.: **023-925-931**

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Rear</b>
Construction: <b>Concrete, Other</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Mixed</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata:
Renovations: <b>Completely</b>	Reno. Year:
Water Supply: <b>City/Municipal</b>	R.I. Plumbing:
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>
Outdoor Area: <b>Balcony(s)</b>	Dist. to Public Transit:
Type of Roof: <b>Other</b>	Units in Development:
	Title to Land: <b>Freehold Strata</b>
	Seller's Interest: <b>Registered Owner</b>
	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>:</b>
	Floor Finish: <b>Laminate, Mixed</b>

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **PL LMS2969 LT 301 & 302 DL 541 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Main	Laundry	6' x 5'9			x
Main	Dining Room	15' x 11'			x			x
Main	Family Room	14' x 14'			x			x
Main	Kitchen	14'8 x 15'3			x			x
Main	Eating Area	10'6 x 8'			x			x
Main	Master Bedroom	27'6 x 11'2			x			x
Main	Walk-In Closet	12' x 5'			x			x
Main	Bedroom	14' x 11'6			x			x
Main	Bedroom	12' x 8'6			x			x
Main	Den	12' x 8'6			x			x

Finished Floor (Main): <b>2,461</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats:	Dogs:	3	Main	3	Yes	Pool:
Finished Floor (Total): <b>2,461 sq. ft.</b>	# or % of Rentals Allowed:			4	Main	4	Yes	Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total: <b>2,461 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Impressive 2461 sq.ft. one level sub-penthouse with spectacular panoramic water, city & mountain view. This home has just gone through extensive tasteful renovation with no expense spared. Spacious open floor plan with entertainment sized living & dining rooms open to 600 sq. ft. terrace. Brand new chef's kitchen with top of the line appliances & a separate eating area. Luxurious master bedroom & a new ensuite & huge walk-in closet. 2 other bedrooms each with ensuite bathroom plus a den. Designer wall paneling & lights, steam & rain shower, built in wall units & many other wonderful features. 2 parkings & 2 lockers. Amenities include 24hr concierge, pool, gym, clubhouse, garden, etc. This is a special home for someone looking to downsize but still want plenty of comfortable living space.**