



Presented by:

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Active
R2024179

Board: V
Apartment/Condo

2806 939 HOMER STREET

Vancouver West
Yaletown
V6B 2W6

Residential Attached

\$1,880,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,880,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1997**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **19**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **DD**
 Flood Plain: _____ Full Baths: **3** Gross Taxes: **\$4,129.28**
 Approval Req?: _____ Half Baths: **1** For Tax Year: **2015**
 Exposure: _____ Maint. Fee: **\$794.41** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **023-925-426**
 Mgmt. Co's Name: **MACDONALD COMMERCIAL**
 Mgmt. Co's Phone: **604-736-5611**
 View: **Yes: False Creek, Mountains & City**
 Complex / Subdiv: **The Pinnacle**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Concrete	Parking: Garage Underbuilding		Locker: Y
Exterior: Mixed	Reno. Year: 2015	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development:	Total Units in Strata: 312
Rain Screen:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Renovations: Completely	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Water Supply: City/Municipal		Property Disc.: No	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Electric		Fixtures Rmvd: _____	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Mixed	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **PL LMS2969 LT 250 DL 541 LD 36**

Amenities: **Bike Room, 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**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 16'2	Main	Foyer	9'6 x 5'8			x
Main	Dining Room	15'8 x 12'8			x			x
Main	Kitchen	9'5 x 9'10			x			x
Main	Master Bedroom	15'3 x 11'9			x			x
Main	Bedroom	12'4 x 10'8			x			x
Main	Bedroom	14'9 x 9'11			x			x
Main	Flex Room	9'2 x 5'11			x			x
Main	Den	13'2 x 9'4			x			x
Main	Pantry	11'2 x 6'3			x			x
Main	Walk-In Closet	6'3 x 6'10			x			x

Finished Floor (Main): 1,713	# of Rooms: 11	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3	Main	3	No	Pool:
Finished Floor (Total): 1,713 sq. ft.	# or % of Rentals Allowed:			4	Main	2	No	Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,713 sq. ft.				7				
				8				

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

Executive living in the heart of Yaletown. This elegant home has just gone through complete tasteful renovation with no expense spared. An expansive interior which totals 1713 sq.ft. comprising 3 bedrooms all with ensuite bathrooms plus a den. Brand new chef's kitchen with deluxe appliances and marble countertops. Luxurious master suite with a walk-in closet. Oversize laundry/storage room. Balcony. Gas fireplace. Quality wood floor throughout. High end designer fixtures, wall panelling, lightings etc. Attractive view of the Northshore mountains to False Creek. 2 parkings & 2 lockers. Amenities including 24 hr concierge, pool, gym, clubhouse, gardens etc. Well maintained building. You will be impressed.