			Margare RE/MAX Marg Phone: http://www.marg	ented by: et H Leung garet Leung Realty 604-263-2823 rgaretleungrealty.c 22@telus.net	/			Above Choud !"
ctive			2806 939 H	IOMER STREE	ET		R	Residential Attached
2024179 Board: V				uver West letown				\$1,880,000 (LP)
partment/Co	ondo			B 2W6				(SP) M
			Sold Date:		Frontage (f	eet):	Origin	al Price: \$1,880,000
			Meas. Type:		Frontage (n	netres):	Appro	ox. Year Built: 1997
			Depth / Size (ft	-	Bedrooms:	3	Age:	19
			Lot Area (sq.ft.) Flood Plain:		Bathrooms:	-	Zonin	5
			Approval Req?:		Full Baths:	3		Taxes: \$4,129.2
			Exposure:		Half Baths:	1		ax Year: 2015
			If new, GST/HS		Maint. Fee:	\$794		nc. Utilities?: No
939			Mgmt. Co's Nan			FRCTAL	P.I.D.	: 023-925-426
				one: 604-736-5				
1 and the second	1 million and and		View:	Yes: False		untains 8	City	
			Complex / Subd		-		, only	
and the first of the second				cted: Electricity,	-	as. Water		
				/ /				
	Corner Unit			Total Parking: 2	Covered Pa		Parking Access	: Lane
onstruction: xterior:	Concrete Mixed			Parking: Garage L	Inderbuildi	ng	Locker: Y	
oundation:	Concrete Perimeter	Reno	o. Year: 2015	Dist. to Public Trans	sit:		Dist. to School	Bus:
ain Screen: enovations:	Completely		Plumbing:	Units in Developme		*-	Total Units in S	itrata: 312
ater Supply:	Completely City/Municipal		Fireplaces: Fireplaces: 1	Title to Land: Fre Seller's Interest: Re				
	Gas - Natural			Property Disc.: No				
uel/Heating: Outdoor Area:	Electric Balcony(s)			Fixtures Leased: No Fixtures Rmvd:				
ype of Roof:	Other				minate, Mi	xed		
laint Fee Inc.	Caretaker, Garbage Pick		as, Hot Water, M	lanagement, Recre	eation Faci	lity		
	PL LMS2969 LT 250 DL	541 LD 36						
egal:	PL LMS2909 L1 250 DL							
egal:	Bike Room, Elevator, Ex	ercise Centre, Ga	rden, In Suite La	undry, Pool; Indo	or			
egal: menities:	Bike Room, Elevator, Ex				or			
egal: menities: te Influences:		a Nearby, Recrea			or			
egal: menities: te Influences: eatures:	Bike Room, Elevator, Ex Central Location, Marina ClthWsh/Dryr/Frdg/Stv	a Nearby, Recrea	tion Nearby, Shop	pping Nearby	or mensions	Floor	Туре	Dimensions
egal: menities: te Influences: eatures: <u>loor</u> fain	Bike Room, Elevator, Ex Central Location, Marina ClthWsh/Dryr/Frdg/Stv Type Dir Living Room 13'	a Nearby, Recrea ve/DW mensions Floor 5 x 16'2 Main	tion Nearby, Shop	pping Nearby		Floor	Туре	Dimensions X
egal: menities: te Influences: eatures: floor flain flain	Bike Room, Elevator, Ex Central Location, Marina ClthWsh/Dryr/Frdg/Stv Type Dir Living Room 13' Dining Room 15'	a Nearby, Recrea ve/DW mensions 5 x 16'2 8 x 12'8	tion Nearby, Shop	pping Nearby	<u>mensions</u> '6 x 5'8 x	Floor	Туре	x x
egal: menities: te Influences: eatures: floor flain flain flain	Bike Room, Elevator, Ex Central Location, Marina ClthWsh/Dryr/Frdg/Stv Type Dir Living Room 13" Dining Room 15" Kitchen 9'	a Nearby, Recrea /e/DW mensions 5 x 16'2 8 x 12'8 5 x 9'10	tion Nearby, Shop	pping Nearby	mensions 16 x 5'8 x x x	Floor	Туре	x x x
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egal: menities: te Influences: eatures: door fain fain fain fain fain fain fain fain	Bike Room, Elevator, Excentral Location, Marina ClthWsh/Dryr/Frdg/Stv Type Dir Living Room 13" Dining Room 15" Kitchen 9" Master Bedroom 15" Bedroom 12" Bedroom 14" Flex Room 9" Den 13" Pantry 11" Walk-In Closet 6" (Main): 1,713 (Above): 0	a Nearby, Recrea (e/DW mensions 5 x 16'2 8 x 12'8 5 x 9'10 3 x 11'9 4 x 10'8 9 x 9'11 2 x 5'11 2 x 5'11 2 x 9'4 2 x 6'3 3 x 6'10 # of Rooms:11	tion Nearby, Shop	pping Nearby	mensions 26 x 5'8 x 2	<u>Floor</u> # o	f Pieces Ensuite	x x x x x x x x x x x x x x x x x x x
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egal: menities: te Influences: eatures: floor flain fl	Bike Room, Elevator, ExCentral Location, MarinaClthWsh/Dryr/Frdg/StuTypeDinLiving Room13'Dining Room13'Master Bedroom15'Bedroom12'Bedroom14'Flex Room9'Den13'Pantry11'Walk-In Closet6'(Main):1,713(Main):0Basement):0Cotal):1,713 sq. f	a Nearby, Recrea re/DW mensions Floor 5 x 16'2 Main 8 x 12'8 Main 5 x 9'10 3 x 11'9 4 x 10'8 9 y 9'11 2 x 5'11 2 x 5'11 2 x 5'11 2 x 6'3 3 x 6'10 # of Rooms:11 Crawl/Bsmt. He Restricted Age: # of Pets: 2 # or % of Rent Bylaw Restrict P	tion Nearby, Shop Type Foyer Foyer # of Kitchens: 1 ight: Cats: als Allowed: Pets Allowed w/Re	pping Nearby	mensions 6 x 5'8 x x x x x x x x x x x x x	<u>Floor # o</u> Main Main Main	<u>f Pieces</u> <u>Ensuit</u> 4 Yes 4 Yes 3 No	x x x x x x x x x x x x x x x x x x x
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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.