

Active
R2718038
 Board: V
 Apartment/Condo

1707 939 HOMER STREET

Vancouver West
 Yaletown
 V6B 2W6

Residential Attached

\$899,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$899,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1997**
 Frontage(feet): Bathrooms: **2** Age: **25**
 Frontage(metres): Full Baths: **2** Zoning: **DD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,186.64**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **023-924-381** Tax Inc. Utilities?: **No**
 View: **Yes False Creek** Tour:
 Complex / Subdiv: **Pinnacle**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Brick, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Gas - Natural** Metered Water:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: **No**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate**

Legal: **STRATA LOT 146, PLAN LMS2969, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 888/215085 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, Garden, Guest Suite, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 888	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: Southeast	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$597.01	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility, Sewer, Water		
Finished Floor (Total): 888 sq. ft.			
Unfinished Floor: 0			
Grand Total: 888 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 2	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No less than 1 month		
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'10 x 11'			x	1	Main	4	Yes
Main	Dining Room	9' x 7'7"			x	2	Main	3	No
Main	Kitchen	9'10 x 7'6"			x	3			
Main	Master Bedroom	12'3 x 9'10"			x	4			
Main	Bedroom	10'0 x 7'9"			x	5			
Main	Den	8'0 x 4'10"			x	6			
Main	Solarium	9'3 x 6'			x	7			
Main	Foyer	10'6 x 3'10"			x	8			

Listing Broker(s): **Anson Realty Ltd.**

Prime southeast corner 2 bedroom + den + solarium at the Pinnacle building. 888 sq.ft. functional layout, laminated floor throughout, open balcony, 17th floor, lovely view of Yaletown and False Creek. Good size master bedroom with walk-through closets, kitchen next to solarium, 7 appliances, gas fireplace. Building has 24 hour concierge, indoor swimming pool, hot tub, sauna, gym, library, garden, party room and guest suite. Great location, walk to Downtown financial core, Yaletown, restaurants and shops along Robson Street. Steps to Canada Line connecting Airport/Richmond and Downtown Vancouver. Come with 1 parking and 1 storage locker. Tenant on month-to-month term, allow time to show. Self measurements, to be verified by buyers.