

Active
R2433067
 Board: V
 Apartment/Condo

2508 939 HOMER STREET

Vancouver West
 Yaletown
 V6B 2W6

Residential Attached

\$628,000 (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$628,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**
 Depth / Size (ft.): Bedrooms: **1** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **DD**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,628.90**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **South** Maint. Fee: **\$297.15** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-925-183**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: YALETOWN AND FALSE CREEK**
 Complex / Subdiv: **PINNACLE BUILDING**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground	Locker: Y	
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:	
Rain Screen:	Reno. Year:	Title to Land: Freehold Strata	
Renovations:	R.I. Plumbing: No	Property Disc.: No	
Water Supply: City/Municipal	R.I. Fireplaces: 0	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric		Floor Finish: Wall/Wall/Mixed	
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 226, PLAN LMS2969, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 576/215085 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Club House, Guest Suite, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Humidifier, Microwave, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 10'6			x			x
Main	Dining Room	9'0 x 7'9			x			x
Main	Kitchen	7'8 x 7'0			x			x
Main	Master Bedroom	10'0 x 9'0			x			x
Main	Solarium	8'0 x 7'0			x			x
Main	Storage	10'0 x 4'0			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 576	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 576 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 576 sq. ft.	Basement: None			6				
				7				
				8				

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

Rarely available south facing 1 bedroom + solarium suite on the 25th floor at the Pinnacle Building. Functional layout, balcony, 7 appliances, gas fireplace. View of Yaletown and False Creek. Come with 1 parking & 1 storage locker. Building has 24 hr concierge, indoor swimming pool, hot tub, sauna, gym, library, gardens, party room and guest suite. Prime location, walk to Downtown financial core, restaurants and shops along Robson Street, steps to Canada Line connecting Airport/Richmond and Downtown Vancouver. Month to month tenant, allow time to show. Measurements approximate. Note: Tenant only allows showing on Tuesday 5:30pm or Sunday 11am with ample notice.