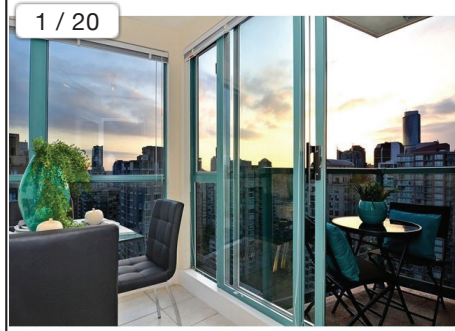


Vancouver West, Yaletown **MLS# V1122693** Residential Attached
2709 939 HOMER ST, V6B 2W6 **Active**



List Price: **\$509,000** Previous Price: **\$499,000**

Subdiv/Complex: **THE PINNACLE**

Frontage:	Approx Yr Blt: 1997	PID: 023-925-370
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 18	Zoning: DD
Exposure:	Bedrooms: 2	Taxes: \$1,781 (2014)
Stories in Bldg:	Bathrooms: 1	GST/HST Incl?:
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No
Meas. Type:	Half Baths: 0	Apprvl Req:
Fixtures Lsd:		
Fixt Removed:		
View: Y - CITYSCAPE		

Style of Home: Upper Unit	Total Parking:	Covered Parking:
Construction: Concrete	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Brick, Glass, Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other		
Renovations:	Dist to Public Trans: 1	Dist to School/Bus:
Flooring: Laminate, Tile	Units in Development:	Total Units in Strata: 312
Water Supply: City/Municipal	Locker:	
Heat/Fuel: Baseboard, Electric, Natural Gas	Possession:	
No. of Fireplaces: 1	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	Seller's Interest: Registered Owner	
Outdoor Area: Balcony(s)	Mortgage Info: \$0	
	Property Disclosure: Y	
	Bylaw Restrictions: Pets Allowed w/Rest.	
Mngmt Co: MACDONALD COMMERCIAL		
Mngmt Ph: 604-736-5611	Maint Fee: \$397.83	

Maint Charge Incl: **Caretaker, Garbage Pickup, Gas, Heat, Management, Recreation Facility**

Legal: **PL LMS2969 LT 245 DL 541 LD 36 UNDIV 771/215085 SHARE IN COM PROP THEREINTOGETHER WITH AN INTERES**

Amenities: **Bike Room, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'5 X 16'11						
Main F.	Dining	7'6 X 8'						
Main F.	Kitchen	6'11 X 10'5						
Main F.	Master Bedroom	9'5 X 12'6						
Main F.	Bedroom	7'2 X 11'4						
Main F.	Den	5' X 8'3						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms:
Finished Floor Area Main: 771	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	
Finished Floor Area Down: 0		
Finished Floor Area Bsmt: 0	Bsmt Height:	
Total Finished Floor Area: 771	Restricted Age:	
	# Pets / Cats; Dogs:	
Unfinished Floor Area: 0	# or % Rentals:	
Grand Total Floor Area: 771		

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

A winning location with great water & city views from this 2BR & den South west facing home. Great open floor plan with stylish kitchen cabinets & breakfast bar SS appliances & sunny balcony ideal for BBQ's. Prime urban lifestyle living with the Yaletown neighborhood just steps away, close to parks, night life, restaurants, shopping & the seawall. Building amenities include exercise room, swimming pool, hot tub, sauna, entertainment room, library & guest suite. This is a great lifestyle or investment property. OPEN HOUSE: SAT. & SUN. JUNE 6 & 7th, 1-4pm.

Welcome To

#2709 939 Homer St, Vancouver





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Strata Fees	\$397.83
Type	Residential Attached
Age	18 Years
Style	Upper Unit
Bedrooms	2
Bathrooms	1
Size	771 ft ²

For more photos and a virtual tour, please visit: www.therealsolutionsgroup.ca


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