	Yaletown			MLS	# V112	22693			Residential Attached
# 2709 939 F	IOMER ST,	V6B 2W							Active
1 / 20			List Price:	\$509,000		Previous Price:	\$499,000		
			Subdiv/Complex						
			Frontage:			Approx Yr Blt:	1997	PID:	023-925-370
	La la contra da		Depth/Size:	0		Ago at List Date		Type:	Apartment/Condo
he lot			Lot SqFt: Exposure:	0		Age at List Date Bedrooms:		Zoning: Taxes:	DD ¢1 781 (2014)
A Constant			Stories in Bldg:			Bathrooms:	2 1	GST/HST Incl?:	\$1,781 (2014)
			Flood Plain:			Full Baths:	1	Tax Incl Utilities:	No
		NA.	Meas. Type:			Half Baths:	0	Apprvl Read:	NO
B		A AREA	Fixtures Lsd:				Ū	//pp////tequi	
		XXA	Fixt Removed:						
		ATE	View:	Y - CITYS	CAPE				
Style of Home:	Upper Unit				Total Pa	arking:		Covered Parkin	ıg:
Construction:	Concrete						lear		
Foundation:	Concrete Peri				Parking	Facilities:	Garage; Uno	lerground	
Exterior: Rain Screen:	Brick, Glass, I	MIXed	R/I Plumbing:						
Type of Roof:	Other		iyi riumuny.		Dict to 1	Public Trans: 1		Dist to School/	Buc
Renovations:	Julei		Reno Year:			Development:		Total Units in S	
Flooring:	Laminate, Til	е			Locker:				And VILL
Water Supply:	City/Municipa	al			Possess				
Heat/Fuel:	Baseboard, E	lectric, Na			Title to		reehold Str		
No. of Fireplaces:	1		R/I Fireplaces				egistered (	Dwner	
Fireplace Fuel:	Gas - Natural Balcony(s)				Mortgag	ge Info: \$	0		
Outdoor Area:	Success(S)								
					Pronart	v Disclosuro 🛛 💙	,		
Mngmt Co:	MACDONALD	COMMER	CIAL		•	y Disclosure: Y Restrictions: P	ets Allowe	d w/Rest.	
	MACDONALD 604-736-561		RCIAL Maint Fee:	\$397.83	•	/		d w/Rest.	
Mngmt Ph:	604-736-561	1			Bylaw R	Restrictions: P		d w/Rest.	
5	604-736-561 Caretaker, Ga	1 arbage Pio	Maint Fee: ckup, Gas, Heat, M	anagement	Bylaw R	Restrictions: P	ets Allowe	·	INTERES
Mngmt Ph: Maint Charge Incl: Legal:	604-736-561 Caretaker, Ga PL LMS2969 Bike Room, P	1 arbage Pio LT 245 DL ool; Indo	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen	anagement 771/2150 ter, Sauna	Bylaw R , Recreat 85 SHAR /Steam R	tion Facility E IN COM PRO Room, Swirlpoo	ets Allowe	d w/Rest. FOGETHER WITH AN	INTERES
Mngmt Ph: Maint Charge Incl: Legal: Amenities:	604-736-561 Caretaker, Ga PL LMS2969 Bike Room, P	1 arbage Pio LT 245 DL ool; Indo	Maint Fee: ckup, Gas, Heat, M L 541 LD 36 UNDIV	anagement 771/2150 ter, Sauna	Bylaw R , Recreat 85 SHAR /Steam R	tion Facility E IN COM PRO Room, Swirlpoo	ets Allowe	·	INTERES
Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl:	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash	1 arbage Pio LT 245 DL ool; Indo ner/Dryer	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW	anagement 7771/2150 ter, Sauna, I, Drapes/V	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo	ets Allowe	·	INTERES
Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences:	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash	1 arbage Pio LT 245 DL ool; Indo per/Dryer ion, Recro	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho	anagement 771/2150 ter, Sauna, I, Drapes/V opping Near	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	ets Allowe P THEREIN I/Hot Tub	TOGETHER WITH AN	
Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u>	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat	1 arbage Pio LT 245 DL ool; Indo ner/Dryer	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor	anagement 771/2150 ter, Sauna, I, Drapes/V opping Near	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo	ets Allowe P THEREIN I/Hot Tub	TOGETHER WITH AN	INTERES Dimensions
Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u>	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat	1 arbage Pio LT 245 DL ool; Indo per/Dryer ion, Recro <u>Dimen</u>	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11	anagement 771/2150 ter, Sauna, I, Drapes/V opping Near	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	ets Allowe P THEREIN I/Hot Tub	TOGETHER WITH AN	
Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor</u> <u>Type</u> Main F.Living	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room	1 arbage Pio DIT 245 DL ool; Indo ner/Dryer ion, Recro <u>Dimen</u> 10'5 X	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 K 8'	anagement 771/2150 ter, Sauna, I, Drapes/V opping Near	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	ets Allowe P THEREIN I/Hot Tub	TOGETHER WITH AN	
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Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Dinin Main F. Kitch Main F. Maste Main F. Bedro	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom	1 arbage Pio ool; Indo per/Dryer ion, Recru Dimen 10'5 X 7'6 X 6'11 X 9'5 X 7'2 X	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 ( 8' 10'5 12'6 11'4	anagement 771/2150 ter, Sauna, I, Drapes/V opping Near	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	ets Allowe P THEREIN I/Hot Tub	TOGETHER WITH AN	
Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Dinin Main F. Kitch Main F. Maste	604-736-561 Caretaker, Ga PL LMS2969 B Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom	1 arbage Pio ool; Indo ner/Dryer ion, Recro Dimen 10'5 X 7'6 J 6'11 X 9'5 X	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 ( 8' 10'5 12'6 11'4	anagement 771/2150 ter, Sauna, I, Drapes/V opping Near	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	ets Allowe P THEREIN I/Hot Tub	TOGETHER WITH AN	
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Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Dinin Main F. Maste Main F. Bedro Main F. Den	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom oom	1 arbage Pio ool; Indo per/Dryer ion, Recru Dimen 10'5 X 7'6 X 6'11 X 9'5 X 7'2 X	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 K 8' 10'5 12'6 11'4 8'3	anagement 7771/2150 ter, Sauna, I, Drapes/V opping Near <u>Type</u>	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	P THEREIN I/Hot Tub	or <u>Type</u>	
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Maint Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Dinin Main F. Maste Main F. Bedro Main F. Den Floor Area (SqFt)	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom bom	1 arbage Pio ool; Indo ner/Dryer ion, Recru Dimen 10'5 X 7'6 X 6'11 X 9'5 X 7'2 X 5' X	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 < 8' 10'5 12'6 11'4 8'3 Total # Rooms: Finished Levels:	anagement 7771/2150 ter, Sauna, /, Drapes/V ppping Nea <u>Type</u> 6 1	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	P THEREIN I/Hot Tub 5 Flo 6 Bathro 1 4 F	or <u>Type</u>	<u>Dimensions</u>
Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Living Main F. Master Main F. Bedro Main F. Den Floor Area (SqFt) Finished Floor Area Finished Floor Area	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom oom	1 arbage Pio ool; Indo ner/Dryer ion, Recru 10'5 X 7'6 X 6'11 X 9'5 X 7'2 X 5' X 7'2 X 5' X	Maint Fee: ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 K 8' 10'5 12'6 11'4 8'3 Total # Rooms:	anagement 7771/2150 ter, Sauna, I, Drapes/V opping Near <u>Type</u> 6	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	P THEREIN I/Hot Tub 5 Flo 6 Flo 1 4 F 2	OGETHER WITH AN	<u>Dimensions</u>
Majmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Living Main F. Maste Main F. Bedro Main F. Den Floor Area (SqFt) Finished Floor Area Finished Floor Area Finished Floor Area	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom oom	1 arbage Pio ool; Indo ier/Dryer ion, Recro Dimen 10'5 X 7'6 X 6'11 X 9'5 X 7'2 X 5' X 771 0 0	Maint Fee: Ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 ( 8' 10'5 12'6 11'4 8'3 Total # Rooms: Finished Levels: Basement Area:	anagement 7771/2150 ter, Sauna, /, Drapes/V ppping Nea <u>Type</u> 6 1	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	P THEREIN I/Hot Tub 5 Flo 6 Flo 1 4 F 2 3	OGETHER WITH AN	<u>Dimensions</u>
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Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Dinin Main F. Maste Main F. Maste Main F. Bedro	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom oom	1 arbage Pio ool; Indo ier/Dryer ion, Recro Dimen 10'5 X 7'6 X 6'11 X 9'5 X 7'2 X 5' X 771 0 0	Maint Fee: Ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 ( 8' 10'5 12'6 11'4 8'3 Total # Rooms: Finished Levels: Basement Area:	anagement 7771/2150 ter, Sauna, /, Drapes/V opping Near <u>Type</u> 6 1 None	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	P THEREIN I/Hot Tub 5 Flo 6 Flo 1 4 F 2 3	OGETHER WITH AN	<u>Dimensions</u>
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Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Living Main F. Master Main F. Master Main F. Den Floor Area (SqFt) Finished Floor Area Finished Floor Area Finished Floor Area Finished Floor Area Finished Floor Area	604-736-561 Caretaker, Ga PL LMS2969 I Bike Room, P Clothes Wash Central Locat g Room g en er Bedroom oom	1 arbage Pio ool; Indo ier/Dryer ion, Recro Dimen 10'5 X 7'6 X 9'5 X 9'5 X 5' X 771 0 0 771 0 771 0 771	Maint Fee: Ckup, Gas, Heat, M 541 LD 36 UNDIV or, Recreation Cen /Fridge/Stove/DW eation Nearby, Sho sions Floor 16'11 ( 8' 10'5 12'6 11'4 8'3 Total # Rooms: Finished Levels: Basement Area: Bsmt Height: Restricted Age: # Pets / Cats; Dog # or % Rentals:	anagement 7771/2150 ter, Sauna, /, Drapes/V opping Near <u>Type</u> 6 1 None	Bylaw R , Recreat 85 SHAR /Steam R Vindow (	tion Facility E IN COM PRO Room, Swirlpoo Coverings	P THEREIN P THEREIN I/Hot Tub E Flo E Flo E S E S E S E S E S E S E S E S E S E S	OGETHER WITH AN	<u>Dimensions</u>

lifestyle living with the Y steps away, close 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.























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





Alan Au Josea Marello Sutton 604-828-6021 604-733-4115 alanau@shaw.ca josea@homes-vancouver.com lianay@telus.net

## #2709 939 Homer St, Vancouver

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.

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Total and	1	4	

Strata Fees	\$397.83
Туре	Residential Attached
Age	18 Years
Style	Upper Unit
Bedrooms	2
Bathrooms	1
Size	771 ft <sup>2</sup>

Liana Yap 604-729-2126

Bo Park 604-377-7899 bo@bopark.ca

Sutton Group Westcoast Realty #301 1508 W Broadway Vancouver BC V6J 1W8