

Presented by:
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Vancouver West, Downtown VW Residential Attached
PH506 1238 HOMER ST, V6B 2Y5 **Active**
 MLS# V884407



List Price: \$824,900 Previous Price:

Subdiv/Complex: THE GRAFTON

Frontage:	Approx Yr Blt:	1998	PID:	024-111-554
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	13	Zoning:	ST APT
Exposure:	Bedrooms:	2	Taxes:	\$2,966 (2010)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - HOMER ST & DOWNTOWN

Style of Home:	Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	30
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	1	Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:	RANCHO	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-684-4508	Maint Fee:	\$383.00		

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management

Legal: PL LMS3182 LT 30 BLK 541 LD 36 APPROPRIATE.
 Amenities: Bike Room, Garden
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 10'						
Main F.	Kitchen	12' X 10'						
Main F.	Master Bedroom	13' X 12'						
Above	Bedroom	11' X 9'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	1,006	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,006	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,006			8	

Listing Broker(s): (1) Sutton Grp-West Coast Realty

Penthouse at the Grafton - Located in the prime historic neighborhood of Yaletown, this impressive & unique penthouse features 18 ft ceilings, 2 levels & an amazing 400 SF private rooftop patio which is ideal for entertaining. Highlights include floor to ceiling windows, 2 levels, 2 decks, tiled flooring throughout, exposed brick, Suquet stone-look gas fireplace, & industrial staircase ascending to the loft or second bedroom. The gourmet kitchen is equipped with S/S appliances, gas range, bar seating, maple cabinets & ample cupboard space. Although the exterior of The Grafton captures the essence of history, this solid concrete loft bldg was built in 1999. The Grafton welcomes pets & rentals.