

Presented by:

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Sutton West Coast

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Vancouver West, Yaletown

MLS# V1050416

Residential Attached

TH 937 HOMER ST, V6B 2W6

Active



List Price: **\$874,900** Previous Price: **\$899,000**

Subdiv/Complex: **PINNACLE**

Frontage:

Approx Yr Blt: **1998**

PID:

023-922-982

Depth/Size:

Type:

Apartment/Condo

Lot SqFt: **0**

Age at List Date: **16**

Zoning:

STRATA

Exposure:

Bedrooms: **3**

Taxes:

\$2,822 (2013)

Stories in Bldg:

Bathrooms: **3**

If New GST/HST Incl:

Flood Plain:

Full Baths: **2**

Tax Incl Utilities:

No

Meas. Type:

Half Baths: **1**

Apprvl Req:

No

Fixtures Lsd: **N**

Fixt Removed: **N**

View: **N**

Style of Home: **Corner Unit**

Construction: **Concrete**

Foundation: **Concrete Perimeter**

Exterior: **Mixed**

Rain Screen:

R/I Plumbing:

Type of Roof: **Metal, Torch-On**

Renovations:

Reno Year:

Flooring: **Mixed**

Water Supply:

Dist to Public Trans:

Dist to School/Bus:

Heat/Fuel: **City/Municipal**

No. of Fireplaces: **1**

R/I Fireplaces: **0**

Fireplace Fuel: **Gas - Natural**

Title to Land: **Freehold Strata**

Seller's Interest: **Registered Owner**

Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**

Mortgage Info: **\$0**

Mngmt Co:

Property Disclosure: **Y - UPON ACCEPTED OFFER**

Mngmt Ph:

Maint Fee: **\$675.00**

Bylaw Restrictions:

Rentals Allowed, Pets Allowed

Maint Charge Incl: **Other**

Legal: **PL LMS2969 LT 6 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **None**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Kitchen | 9' X 9' | | | | | | |
| Main F. | Dining | 13' X 13' | | | | | | |
| Main F. | Storage | 4' X 6' | | | | | | |
| Main F. | Living Room | 12' X 14' | | | | | | |
| Above | Master Bedroom | 13' X 14' | | | | | | |
| Above | Bedroom | 10' X 13' | | | | | | |
| Above | Bedroom | 9' X 11' | | | | | | |

Floor Area (SqFt):

Finished Floor Area Main: **825**

Finished Floor Area Up: **675**

Finished Floor Area Down: **0**

Finished Floor Area Bsmt: **0**

Total Finished Floor Area: **1,500**

Unfinished Floor Area: **0**

Grand Total Floor Area: **1,500**

Total # Rooms: **7**

Finished Levels: **2**

Basement Area: **None**

Bsmt Height:

Restricted Age:

Pets / Cats; Dogs: **2 / Cats: Yes; Dogs: Yes**

or % Rentals:

Bathrooms:

1 **4 Piece; Ensuite: Y; Level: Above**

2 **4 Piece; Ensuite: N; Level: Above**

3 **2 Piece; Ensuite: N; Level: Main F.**

4

5

6

7

8

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

Amazing 3 bedroom townhouse in Yaletown. This gorgeous urban townhouse has been tastefully updated with designer finishings, contemporary floors and granite counters and boasts a massive functional layout with 1,500 SF of living space, 2.5baths, 3 huge bedrooms that are big enough for queen and king beds, ensuite storage, a gas fireplace, and ensuite laundry. Enjoy your own private entrance or just soaking up the sun while you barbeque on the spacious patio. There is also a separate back entrance to parking, concierge and amenities. The Pinnacle features amenities such as an indoor pool, sauna, exercise centre, library, guest parking and a private garden. Rentals and 2 pets ok. Open Sat / Sun 2 to 4.