



Presented by:
Ryan Windsor
 One Percent Realty
 Phone: 604-341-8181
 Email: 3418181@telus.net
 Website: http://www.ryanwindsor.ca



Vancouver West, Yaletown

MLS# V1000759

Residential Attached

509 939 HOMER ST, V6B 2W6

Active



List Price:	\$399,900	Previous Price:	
		Original Price:	\$399,900
Subdiv/Complex:	PINNACLE		
Frontage:		Approx Yr Bld:	1998
Depth/Size:		PID:	023-923-407
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SW	Zoning:	STRATA
Stories in Bldg:	36	Taxes:	\$1,597 (2012)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	N		

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	Y		
Mngmt Co:	MACDONALD COMMERCIAL	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-736-5611	Maint Fee:	\$347.48		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility**

Legal: **PL LMS2969 LT 48 DL 541 LD 36**
 Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom**

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	11'7 X 10'5						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	10'5 X 5'4						
Main F.	Master Bedroom	10' X 9'3						
Main F.	Bedroom	11'2 X 7'2						
Main F.	Solarium	8'6 X 7'						
Main F.	Storage	5' X 8'10						

Floor Area (SqFt):		Total # Rooms:	7	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	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	771	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	771			8	

Listing Broker(s): **(1) One Percent Realty Ltd.**

'The PINNACLE' in Yaletown. 771 sq ft 2 bedroom, Solarium, Storage. Excellent layout and ready for a makeover. Great value for this fixer-upper. TLC is going to go a long way for this diamond in the rough! 1 parking and 1 storage locker. Facing SW this condo has a pleasant outlook, is located on the quiet side of the building and has a small balcony. Rentals are allowed and this property was rented out for \$1,850. Indoor pool and hot tub, exercise centre, library and comfortable lounge/games room highlight the amenities. BONUS = 3 elevators. 1 cat or dog allowed. Carpe Diem - seize this opportunity!