



Presented by:  
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Vancouver West, Downtown VW **MLS# V813599** Residential Attached  
**# 1905 939 HOMER ST, V6B 2W6** **Active**



List Price:	<b>\$299,900</b>	Previous Price:	
		Original Price:	<b>\$299,900</b>
Subdiv/Complex: <b>THE PINNACLE</b>			
Frontage:		Approx Yr Bld:	<b>1997</b>
Depth/Size:		Age at List Date:	<b>13</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>0</b>
Exposure:	<b>E</b>	Bathrooms:	<b>1</b>
Stories in Bldg:	<b>36</b>	Full Baths:	<b>1</b>
Flood Plain:		Half Baths:	<b>0</b>
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>		
Fixt Removed:	<b>N</b>		
View:	<b>Y - FALSE CREEK &amp; CITY</b>		
		PID:	<b>023-924-560</b>
		Type:	<b>Apartment/Condo</b>
		Zoning:	<b>DD</b>
		Taxes:	<b>\$1,111 (2009)</b>
		Gst Incl:	
		Apprvl Req:	

Style of Home:	<b>Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Brick, Glass, Mixed</b>	R/I Plumbing:			
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	<b>Other</b>	Units in Development:	<b>300</b>	Total Units in Strata:	<b>300</b>
Renovations:		Locker:	<b>Yes</b>		
Flooring:	<b>Laminate</b>	Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Electric</b>	Seller's Interest:	<b>Registered Owner</b>		
No. of Fireplaces:	<b>1</b>	Mortgage Info:	<b>\$0</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	R/I Fireplaces:			
Outdoor Area:	<b>None</b>	Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>MACDONALD COMMERCIAL R.E.S.</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed</b>		
Mngmt Ph:	<b>604-736-5611</b>	Maint Fee:	<b>\$174.35</b>		

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

Legal: **PL LMS2969 LT 164 DL 541 LD 36 .**

Amenities: **Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Site Influences: **Central Location, Marina Nearby, 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>
<b>Main F.</b>	<b>Living Room</b>	<b>14'6 X 9'</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>9' X 7'6</b>						
<b>Main F.</b>	<b>Dining</b>	<b>9' X 7'</b>						
<b>Main F.</b>	<b>Den</b>	<b>8'1 X 7'</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>4</b>	<b>Bathrooms:</b>	
Finished Floor Area Main:	<b>442</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>442</b>	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>442</b>			8	

Listing Broker(s): **(1) One Percent Realty Ltd., (2) One Percent Realty Ltd.**

**FIRST TIME HOME BUYERS & INVESTORS ALERT! Studio + Den at the PINNACLE in the heart of Yaletown! Steps to seawall, parks, shops & restaurants. Features: open kitchen with breakfast bar, gas fireplace, and in suite laundry. Amenities: pool, hot tub, sauna, gym, & much more. Bonus: 1 parking & 1 storage locker. Open House: Sunday Mar 14th 2-4pm.**