



NEIGHBORHOOD HIGHLIGHTS

Elementary School

ໂຊນ໌ຄອຸໂມຮອດ Crosstown Elementary

High School

King George Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

TRANSIT SCORE: 100

WALK SCORE: 99

BIKE SCORE: 80

1709-928 HOMER STREET

1 BED, 1 BATH, 520 SQ. FT.

Perfect for professionals, 1st time buyers & investors. This upper floor corner unit is in desirable YALETOWN PARK I. Its private & bright outlook has unobstructed south and south-west views to False Creek over historic Yaletown (with the sparkle of the city at night!). This is a rarely available & coveted corner floor plan. The building is well-managed & maintained with exercise centre, gardens, guest suite & concierge. The convenient location is within minutes of popular restaurants, shopping, entertainment & Skytrain. Emery Barnes Park, David Lam Park both provide for a great lifestyle & recreation within a short walk. Pets allowed (no aggressive dogs) & rentals allowed.

\$669,000

Keith Roy, *PREC**

Jacob Lahti

Greg Dent

Greg Andruff, *PREC**

Sarah Hopkins

Keith Roy
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Master
11 Years



RE/MAX

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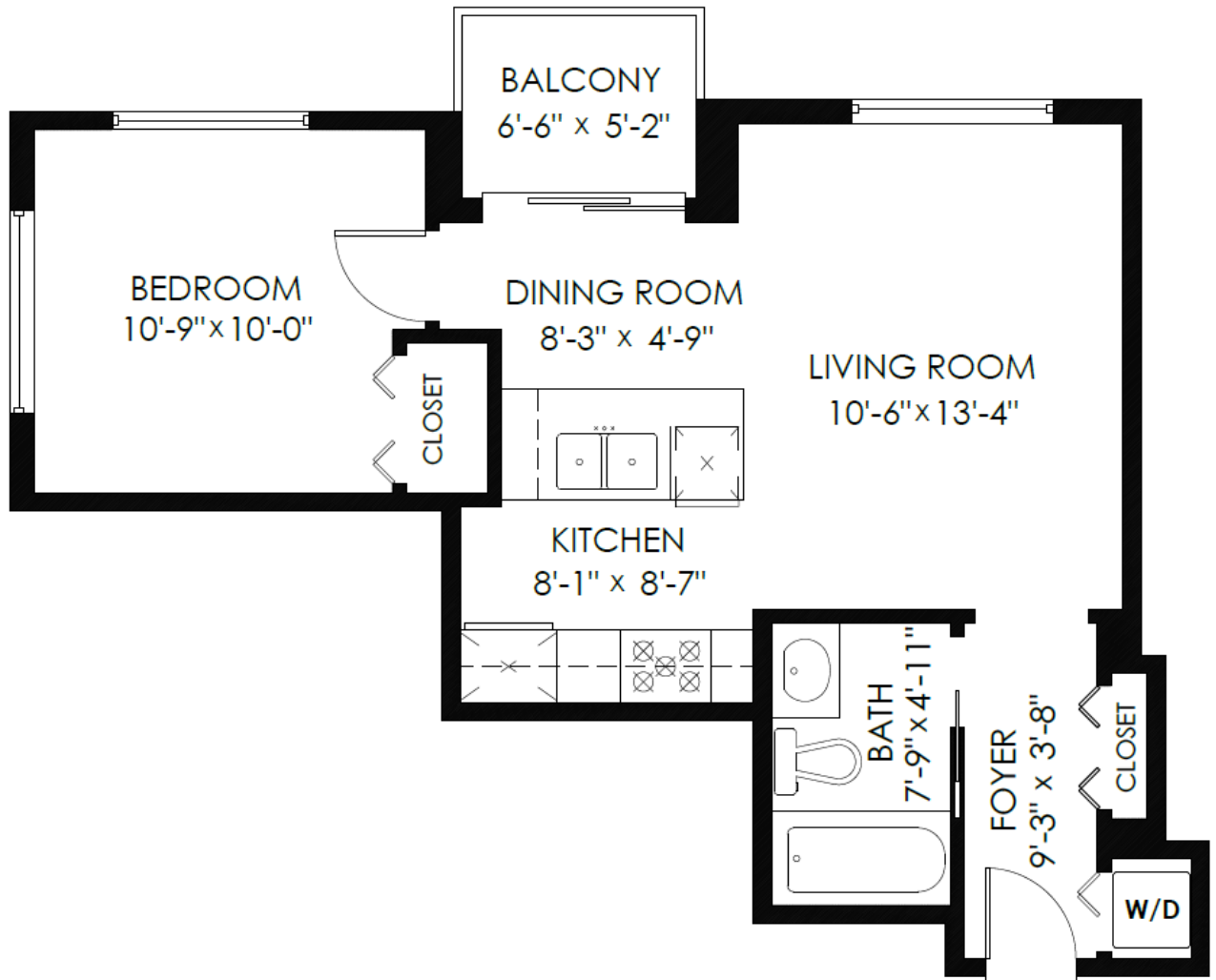
*Personal Real Estate Corporation

1709-928 HOMER STREET

View additional photos & 3D tour at www.VancouverPropertyFinder.com



Floor Area: 520 sq.ft.
Balcony: 33 sq.ft.
Ceiling Height: 7'-11"



SCALE



MEASURED ON: (2021-11-10)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:
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Active
R2633442
 Board: V
 Apartment/Condo

1709 928 HOMER STREET
 Vancouver West
 Yaletown
 V6B 1T7

Residential Attached
\$669,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$669,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2006**
 Frontage(feet): Bathrooms: **1** Age: **15**
 Frontage(metres): Full Baths: **1** Zoning: **DD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,820.71**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **No** P.I.D.: **026-882-299** Tax Inc. Utilities?:
 View: **Yes :180 Degree View old Yaletown** Tour: **Virtual Tour URL**
 Complex / Subdiv: **YALETOWN PARK 1**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces: **0**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 475, PLAN BCS2103, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave**

| | | | |
|--|--|-----------------------------------|-----------------------------------|
| Finished Floor (Main): 520 | Units in Development: 286 | Tot Units in Strata: 608 | Locker: Yes |
| Finished Floor (Above): 0 | Exposure: South | Storeys in Building: 32 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: FS Residential | Mgmt. Co's #: 604-689-4829 | |
| Finished Floor (Below): 0 | Maint Fee: \$311.81 | Council/Park Apprv?: Yes | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Caretaker, Garbage Pickup, Hot Water, Management, Snow removal, Water | | |
| Finished Floor (Total): 520 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 520 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | | |
| Suite: None | Restricted Age: | # of Pets: | Cats: Yes Dogs: Yes |
| Basement: None | # or % of Rentals Allowed: 100% | | |
| Crawl/Bsmt. Ht: | Short Term(<1yr)Rnt/Lse Alwd?: No | | |
| # of Kitchens: 1 | Short Term Lse-Details: 3 month minimum. | | |
| # of Rooms: 5 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main | Foyer | 9'3 x 3'8 | | | x | 1 | Main | 4 | No |
| Main | Living Room | 10'6 x 13'4 | | | x | 2 | | | |
| Main | Dining Room | 8'3 x 4'9 | | | x | 3 | | | |
| Main | Kitchen | 8'1 x 8'7 | | | x | 4 | | | |
| Main | Bedroom | 10'9 x 10'10 | | | x | 5 | | | |
| | | | | | x | 6 | | | |
| | | | | | x | 7 | | | |
| | | | | | x | 8 | | | |

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