



3604-939 HOMER STREET
2 BED | 2 BATH | 1208 SQ. FT.

Welcome to this absolutely stunning, totally redesigned Penthouse offering unobstructed 270 degree views of False Creek, English Bay, Downtown & North Shore mountains. This incredible 2 bed/2 bath home emanates luxury and comfort. Offering a true chefs kitchen with integrated appliances, thick stone counters, and natural wood cabinetry. Soak in the natural light with your floor to ceiling windows throughout. Features include a 8" wine wall, wide plank engineered hardwood flooring, cozy gas fireplace, spa like bathrooms, blackout blinds, gas fireplace... the list goes on! Make your way up the dramatic, open-tread glass stairs to your own 346sf rooftop patio. One of the best locations in Yaletown sitting high in the sky. 2 parking & storage.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Crosstown Elementary

High School

King George Secondary

French Immersion - Secondary

Kitsilano Secondary

WALK SCORE: 100

TRANSIT SCORE: 100

BIKE SCORE: 84

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



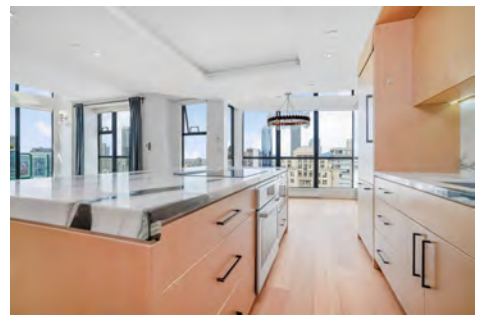
SARAH HOPKINS



EMMA HAMEL

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





Presented by:
Keith Roy PREC*

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Active
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Board: V
Apartment/Condo

3604 939 HOMER STREET

Vancouver West
Yaletown
V6B 2W6

Residential Attached

\$1,699,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,419.62
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 023-926-040	Tax Inc. Utilities?: No
View: Yes :STUNNING rooftop patio		Tour: Virtual Tour URL
Complex / Subdiv: THE PINNACLE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Penthouse**
Construction: **Concrete**
Exterior: **Brick, Glass, Stucco**
Foundation: **Concrete Perimeter**

Total Parking: 2	Covered Parking: 2	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: Hardwood		

Renovations: Reno. Year: **2020**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Metal, Torch-On**

Legal: **STRATA LOT 312, PLAN LMS2969, 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, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Range Top**

Finished Floor (Main): 1,121	Units in Development: 312	Tot Units in Strata: 312	Locker: Yes
Finished Floor (Above): 87	Exposure:	Stores in Building: 34	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$744.24	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Water		
Finished Floor (Total): 1,208 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,208 sq. ft.	# or % of Rentals Allowed:		
	Short Term(<1yr)Rnt/Lse Alwd?: No		
	Short Term Lse-Details:		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7' x 4'2			x	1	Main	5	Yes
Main	Kitchen	9'9 x 11'11			x	2	Main	3	No
Main	Dining Room	10'9 x 10'2			x	3			
Main	Living Room	13'3 x 12'7			x	4			
Main	Primary Bedroom	13'8 x 12'7			x	5			
Main	Bedroom	10'8 x 8'10			x	6			
		x			x	7			
		x			x	8			

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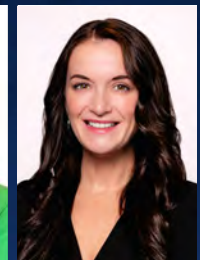
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*Denotes Personal Real Estate Corporation.