



3001-939 HOMER STREET
1 BED | 1 BATH | 462 SQ. FT.

Welcome to this 30th floor junior 1 bedroom! Enjoy bright natural light from the floor to ceiling windows overlooking city, and peekaboo water views. The efficient layout includes a sunny solarium that can double as a work-from-home space, a cozy gas fireplace and updated hardwood flooring. Extensive amenities include an indoor pool & hot tub, gym, library, guest suite and concierge. Steps from restaurants & cafes, shopping, seawall, community centre, library, stadiums & transit. **BONUS:** 1 parking and 1 storage. Pets & rentals allowed.

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

604-210-2933
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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

*Denotes Personal Real Estate Corporation.

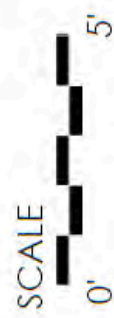
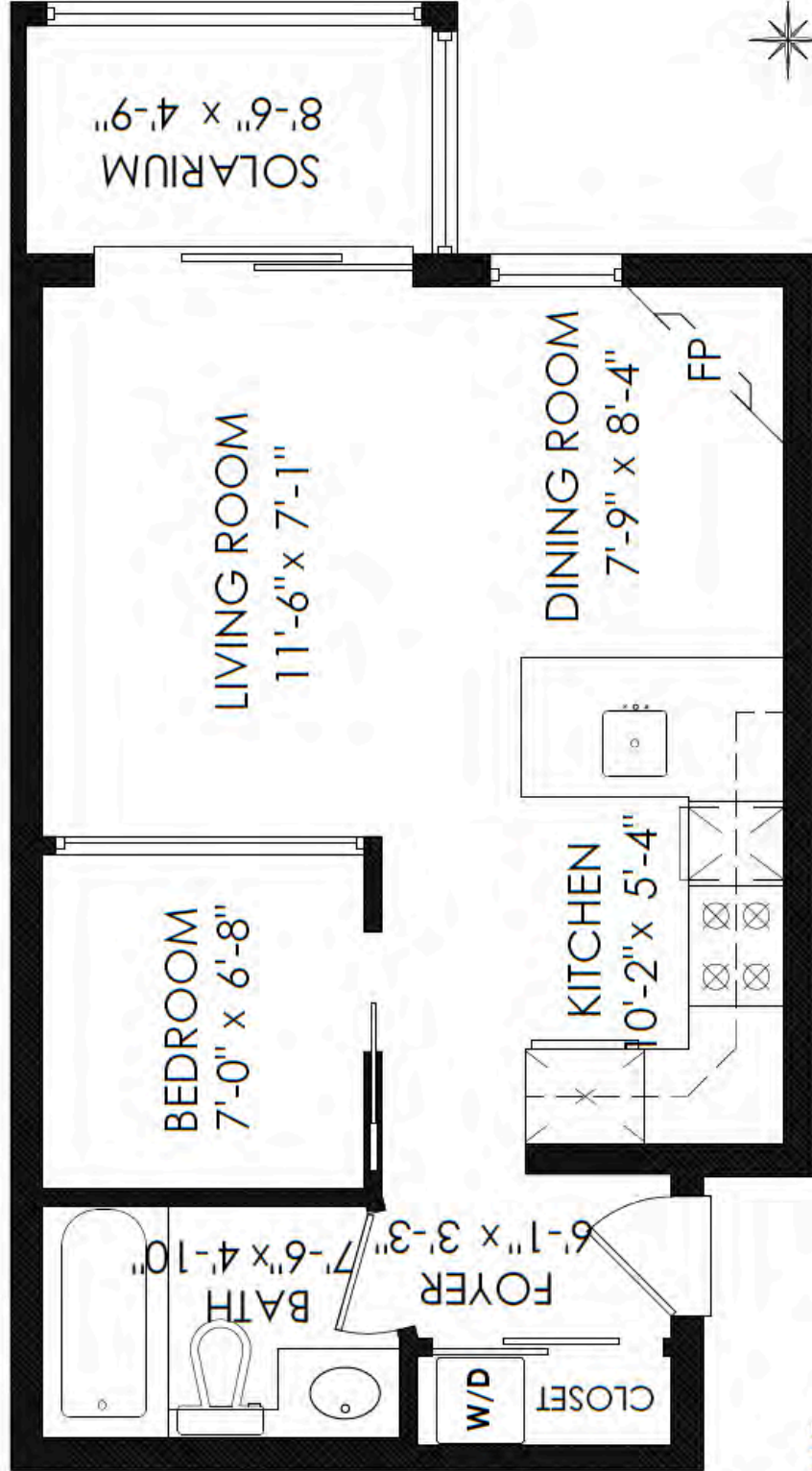
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View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 462 sq.ft.
Ceiling Height: 8'-0"



MEASURED ON: (2024-10-25)
www.pixlworks.com (604) 329.5788

info@pixlworks.com
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:
Keith Roy PREC*

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Active
R2939554

Board: V
Apartment/Condo

3001 939 HOMER STREET

Vancouver West
Yaletown
V6B 2W6

Residential Attached

\$525,000 (LP)

(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$525,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1997**
Frontage(feet): _____ Bathrooms: **1** Age: **27**
Frontage(metres): _____ Full Baths: **1** Zoning: **DD**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,528.62**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: _____ P.I.D.: **023-925-574** Tax Inc. Utilities?: **No**
View: **Yes : PEEKABOO WATER VIEWS** Tour: **Virtual Tour URL**
Complex / Subdiv: **THE PINNACLE**
First Nation _____
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Stucco**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
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: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Gas - Natural** Metered Water: _____
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____
Outdoor Area: **None**
Type of Roof: **Torch-On**

Legal: **STRATA LOT 265, PLAN LMS2969, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 442/215085 SHARE IN COM PROP THEREIN 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, Pool; Indoor, Sauna/Steam Room, Storage, Concierge**

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

Finished Floor (Main): **462**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **462 sq. ft.**
Unfinished Floor: **0**
Grand Total: **462 sq. ft.**

Units in Development: **312** Tot Units in Strata: **312** Locker: _____
Exposure: **West** Stores in Building: **34**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$336.51** Council/Park Apprv?: _____
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Suite: **None** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Basement: **None** Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Crawl/Bsmt. Ht: _____ # of Levels: **1** # or % of Rentals Allowed: _____
of Kitchens: **1** # of Rooms: **5** Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

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

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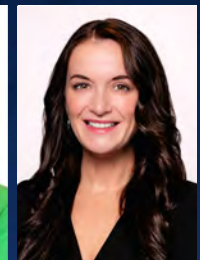
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