



NEIGHBORHOOD HIGHLIGHTS

Elementary School

- Crosstown Elementary

High School

- King George Secondary

French Immersion

- General Gordon Elementary

- Kitsilano Secondary

407-928 HOMER STREET

1 BED, 1 BATH, 498 SQ. FT.

The perfect layout! Check out the floorplan for this very efficient 1 bedroom and flex space condo. South east facing patio on the treed courtyard means this unit has nobody looking into it and is much quieter than similar units. Yaletown Park is a well run strata complex with all the amenities you could want. It's located near everything you could ever want - restaurants, transit, theatres, events (when you can go there again!) and the Sea Wall

WALK SCORE: 99

\$625,000

Keith Roy, PREC*

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RE/MAX

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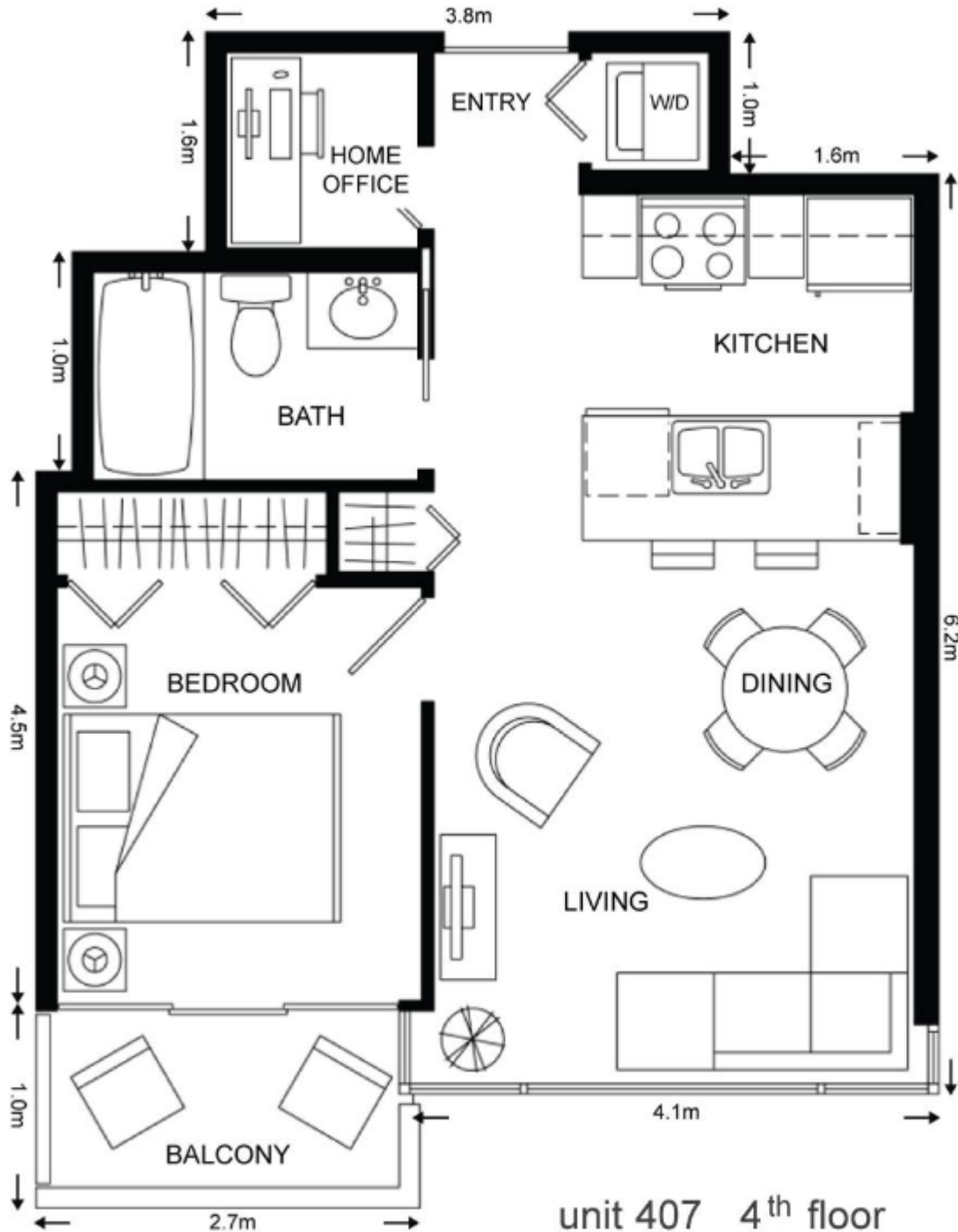
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unit 407 4th floor
1 bedroom - 1 bathroom
living area 498 *ft*² 46 *m*²

The information is from sources deemed reliable, but is not guaranteed and should not be relied upon without independent verification.



Presented by:
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Active
R2465827
 Board: V
 Apartment/Condo

407 928 HOMER STREET
 Vancouver West
 Yaletown
 V6B 1T7

Residential Attached
\$625,000 (LP)
 (SP) **M**



Sold Date:	Frontage (feet):	Original Price: \$625,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2006
Depth / Size (ft.):	Bedrooms: 1	Age: 14
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: DD
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,454.73
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$231.96	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-880-971
Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8900		
View: No		
Complex / Subdiv: YALETOWN PARK		
Services Connected: Community, Electricity, Water		
Sewer Type:		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Glass			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata: 608
Rain Screen: Full	R.I. Plumbing:	Units in Development: 608	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: None	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Tile, Wall/Wall/Mixed	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 343, 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 V**
 Amenities: **Bike Room, Elevator, Exercise Centre, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 8'			x			x
Main	Living Room	11' x 13'			x			x
Main	Master Bedroom	9' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 498	# of Rooms: 3	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsm. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 498 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Grand Total: 498 sq. ft.	Basement: None			6				
				7				
				8				

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