



Presented by:

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ROYAL PACIFIC
REALTY

Active
R2582062
Board: V
Apartment/Condo

409 1133 HOMER STREET

Vancouver West
Yaletown
V6B 0B1

Residential Attached

\$625,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$625,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2008
Depth / Size (ft.):	Bedrooms: 1	Age: 13
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: DD
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,626.67
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: North	Maint. Fee: \$252.76	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 027-601-919
Mgmt. Co's Name: Dwell		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-821-2999		
View: :		
Complex / Subdiv: H&H		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane, Rear
Construction: Concrete	Parking: Garage; Underground		Locker: N
Exterior: Brick, Concrete, Mixed	Dist. to Public Transit: NEAR	Dist. to School Bus: NEAR	
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata: 192	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer**
 Legal: **STRATA LOT 58, PLAN BCS3027, 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**
 Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 9'2			x			x
Main	Dining Room	9'2 x 6'1			x			x
Main	Kitchen	7'9 x 7'5			x			x
Main	Master Bedroom	9'2 x 9'			x			x
Main	Flex Room	7'3 x 4'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 503	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 503 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 503 sq. ft.				7				
				8				

Listing Broker(s): **Royal Pacific Realty Corp.**

Live the amazing urban lifestyle in historic and hip Yaletown. H&H Complex is a short stroll to Vancouver's trendiest eateries, nightlife, and boutiques. Gorgeous 1 bedroom with quality finishing. A chef's inspired kitchen with gas stove, innovative cabinets, high end SS appliances, stone countertops, stainless steel backsplash and under-mount extra-large sink. Highly efficient layout design - flex room used as a workstation or storage, bedroom with cheater ensuite, double walk-through closets & a dual access balcony overlooking a lush green tree-lined street. Amenities include a fitness centre, bike rooms, rooftop garden w/playground & pet friendly area, party room, rear lane driveway for easy drop-off/pickups. Insuite laundry and 1 parking #179, Yaletown Skytrain minutes away.