

Presented by:
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Vancouver West, Yaletown Residential Attached
606 1338 HOMER ST, V6B 6A7 **MLS# V1054973** **Sold**



List Price: \$709,000	Previous Price:	Sold Price: \$712,000
Days on Market: 7		Sold Date: 01-Apr-14
Subdiv/Complex: GOVERNORS VILLA'S		
Frontage:	Approx Yr Blt: 1994	PID: 019-048-556
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 20	Zoning: CD-1
Exposure: SE	Bedrooms: 3	Taxes: \$2,550 (2013)
Stories in Bldg: 8	Bathrooms: 2	If New GST/HST Incl:
Flood Plain:	Full Baths: 2	Tax Incl Utilities: No
Meas. Type:	Half Baths: 0	Apprvl Reqd: No
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - PARK AND WATER		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete Frame	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding, Visitor Parking	
Exterior: Glass, Stucco		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Other		
Renovations: Partly	Reno Year: 2008	Dist to Public Trans: CLOSE
Flooring: Laminate, Mixed		Dist to School/Bus: CLOSE
Water Supply: City/Municipal		Units in Development:
Heat/Fuel: Baseboard, Hot Water		Locker: Yes
No. of Fireplaces: 0	R/I Fireplaces: 0	Possession: TBA
Fireplace Fuel:		Title to Land: Freehold Strata
Outdoor Area: None		Seller's Interest: Registered Owner
		Mortgage Info: \$0
Mngmt Co: FIRST NATIONAL		Property Disclosure: Y
Mngmt Ph: 604-684-6291	Maint Fee: \$498.18	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility

Legal: PL LMS1725 LT 32 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
 Amenities: Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Pool; Indoor
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire, Windows - Thermo, Microwave
 Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'8 X 13'						
Main F.	Kitchen	10' X 9'						
Main F.	Dining	13' X 8'						
Main F.	Master Bedroom	13'6 X 11'6						
Main F.	Bedroom	9' X 9'						
Main F.	Bedroom	8'6 X 8'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,154	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,154	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,154		8

Listing Broker(s): Century 21 In Town Realty

This 3 bed south facing home overlooks David Lam Park and False Creek. This spacious open plan suite is partially updated, in a superb location and the building was recently fully rainscreened with warranty. Governors Villas offers the privacy of only 2 suites per floor, 24 hour security and great amenities including large pool, jacuzzi, gym, gardens, playground and is just steps away from all the vibrant Yaletown lifestyle has to offer. The Seawall, ferries, Urban Fare, elementary and day care schools, Canada Line, Community Centre and world class restaurants are on your doorstep. This suite has hot water heat included in mtnce & exterior storage. Pets & rentals allowed.