

Active

R2552121

Board: V , Attached

Apartment/Condo

1002 1001 HOMER STREET

Vancouver West

Yaletown

V6B 1M9

\$725,000 (LP)

(SP)

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DOM: 4

Prev. Price: \$0

Meas. Type: Feet

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

Exposure: Northeast

If new, GST/HST inc?:

P.I.D.: 026-346-800

View: Yes: CITY VIEWS

Mgmt. Co's Name: WYNFORD

Complex / Subdiv: THE BENTLEY

Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,

Sewer Type: City/Municipal

List Date: 3/15/2021

Original Price: \$725,000

Frontage (feet):

Frontage (metres):

Bedrooms: 1

Bathrooms: 1

Full Baths: 1

Half Baths: 0

Council Apprv?:

Expiry Date: 6/30/2021

Sold Date:

Approx. Year Built: 2005

Age: 16

Zoning: MULTI

Gross Taxes: \$1,352.00

For Tax Year: 2021

Tax Inc. Utilities?: No

Maint. Fee: \$314.94

Tour: Virtual Tour URL

Mgmt. Co #: 604-261-0285

Style of Home: Corner Unit

Construction: Concrete

Exterior: Concrete, Glass

Foundation: Concrete Perimeter

Rain Screen: Full

Renovations: Partly

Water Supply: City/Municipal

Fireplace Fuel:

Fuel/Heating: Baseboard, Electric

Outdoor Area: Balcony(s)

Type of Roof: Tar & Gravel

Reno. Year: 2021

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: 0

Metered Water:

Total Parking: 1

Covered Parking: 1

Parking Access: Lane

Parking: Garage; Underground

Locker: No

Dist. to Public Transit: 1 BLK

Units in Development: 146

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: No : PROVIDED UPON OFFER

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Hardwood, Mixed, Tile

Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal, Water

Legal: STRATA LOT 55, PLAN BCS1399, 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, Club House, Exercise Centre, Garden, In Suite Laundry, Swirlpool/Hot Tub

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 9'9			x			x
Main	Kitchen	8'3 x 7'6			x			x
Main	Bedroom	10'2 x 8'11			x			x
Main	Den	6'11 x 5'7			x			x
Main	Solarium	7'3 x 6'9			x			x
Main	Walk-In Closet	4'4 x 2'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 628	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath 1	Floor Main	# of Pieces 4	Ensuite? No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	4				Pool:
Finished Floor (Total): 628 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			6				Grg Door Ht:
Unfinished Floor: 0				7				
Grand Total: 628 sq. ft.	Basement: None			8				

List Broker 1: Sutton Group-West Coast Realty - Office: 604-714-1700

List Broker 2:

List Broker 3:

List Desig Agt 1: Ann Lok - Phone: 604-767-0959

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: THOMAS MANUEL MACLEAN

Commission: 3.25% ON THE FIRST \$100,000 PLUS 1.1625% ON THE BALANCE

ann@annlok.com

Appointments: Phone L.R. First

Call: ANN LOK (TEXT IS BEST)

Phone: 604-767-0959

3:

2:

3:

Occupancy: Owner

Realtor

Open House by appointment only Sat/ Sun March 20 & 21st 2-4pm. Offers (if any) to be emailed by Tuesday, March 23 5pm. Measured by

Remarks: Ishot.ca Large parking #94. Rentals min. 3 months. Book your appointment today.

In the heart of Yaletown – The coveted BENTLEY exudes a polished and distinguished place to call home. Just step out in any direction and find trendy restaurants, cafes, eateries, shops, groceries, miles of seawall, marinas, parks & entertainment. A sprawling, bright NE corner 1 Bed+Office+Flex (W/I closet) perfectly situated with wide open view of the Cityscape & admire the array of architecture. Featuring overheight ceilings, open gourmet kitchen with brand new S/S gas stove & fridge; granite counters, breakfast bar, newly renovated bathroom vanity & countertop, new supersize front load W/D, gorgeous built-in media & entertainment wall unit, upgraded closet organizers throughout, pantry & dreamy walk-in closet. One parking. Open Sat/Sun 2-4pm by appointment - Book yours today.

REA Full Realtor

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