



Presented by:
P.A. 'Doc' Livingston PREC*

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Active **1125 HOMER STREET** Residential Attached
R2431369 Vancouver West **\$1,298,000** (LP)
 Board: V Yaletown V6B 0B1 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,349,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **2** Age: **12**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **DD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,209.13**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$565.30** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-601-480**
 Mgmt. Co's Name: **REMAX DWELL** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: STREET VIEW**
 Complex / Subdiv: **H&H**
 Services Connected: **Electricity**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Brick, Concrete	Parking: Garage; Underground		Locker: N
Exterior: Brick, Concrete, Glass	Reno. Year:	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 192	Total Units in Strata: 192
Rain Screen:	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: No	
Water Supply: City/Municipal	# of Fireplaces: 1	Fixtures Leased: :	
Fireplace Fuel: Electric		Fixtures Rmvd: :	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Mixed, Tile	
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 15, 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, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 12'2			x			x
Main	Kitchen	9'4 x 9'8			x			x
Main	Dining Room	8' x 5'11			x			x
Main	Storage	7'9 x 5'3			x			x
Above	Master Bedroom	9'2 x 21'7			x			x
Above	Bedroom	9'4 x 10'8			x			x
Above	Den	8'3 x 8'1			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 614	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 659	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,273 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,273 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty** **Prompton Real Estate Services Inc.**

Welcome to H&H located in Yaletown. Spacious Townhome on two levels! Main living has open plan, its own balcony & a 2 piece powder room & generous size in-suite storage. Open kitchen with granite counter tops, gas stove, SS appliances, kitchen island, and electric fireplace. Upper level w/2 bdrms & den/office. The master bedroom has a 5 piece (double sink) ensuite & a good size office/den area. Excellent amenities include a recreation centre, 1 parking stall & visitor parking available. Pets/rentals welcome. Ideal location steps to restaurants, shopping, seawall, and Canada Line.



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Active **R2445760** **705 1225 RICHARDS STREET** Residential Attached
 Board: V Vancouver West **\$499,900** (LP)
 Apartment/Condo Downtown VW **(SP)**



Sold Date: Frontage (feet): Original Price: **\$499,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2003**
 Depth / Size (ft.): Bedrooms: **0** Age: **17**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **DD**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,270.33**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$183.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-744-313**
 Mgmt. Co's Name: **Wynford Group** Tour:
 Mgmt. Co's Phone: **604-261-0285**
 View: **:**
 Complex / Subdiv: **Eden**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Concrete, Glass** Locker: **Y**
 Foundation: **Concrete Perimeter** Dist. to Public Transit:
 Rain Screen: Reno. Year: Units in Development:
 Renovations: R.I. Plumbing: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** Metered Water: Property Disc.:
 Fireplace Fuel: R.I. Fireplaces: Fixtures Leased: **:**
 Fuel/Heating: **Baseboard** # of Fireplaces: **0** Fixtures Rmvd: **:**
 Outdoor Area: **Balcony(s)** Floor Finish:
 Type of Roof: **Tar & Gravel**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 56, PLAN BCS522, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 38/10613 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
 Amenities: **Exercise Centre, Garden, Guest Suite, In Suite Laundry, Recreation Center, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Kitchen	7' x 6'			x			x
Main	Den	5' x 4'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	412	# of Rooms: 3	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total):	412 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5			No	Grg Dr Ht:
Grand Total:	412 sq. ft.	Basement: None			6			No	
					7			No	
					8			No	

Listing Broker(s): **eXp Realty (Branch)**

A great opportunity to OWN or INVEST in Vancouver! Rarely available studio layout brought to you by EDEN built by the very reputable BOSA group! The unit maximizes the square footage with no space wasted. This is a pet friendly, rentals allowed unit. Facing East and overlooking the tree lined streets providing lots of natural sunlight! Building amenities include a guest suite, party room, gym and hot tub. Shopping, transit and restaurants all steps away. This one won't last, schedule your showing!