

Presented by:
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Downtown VW, Vancouver West Residential Attached
3208 939 HOMER ST **MLS # V595961** **Sold**



List Price: \$319,500	Sale Price: \$315,000	Days on Market: 7
Original Price: \$319,500	Sale Date: 15-Jun-06	
Previous Price:	Subdiv/Complex: THE PINNACLE	
View: Yes; WATER & CITY	Postal Code: V6B 2W6	
Depth/Size:	Type: Apartment Unit	
Lot SqFt: 0	Approx Yr Bilt: 1997	
Exposure:	Age at List Date: 9	
Bedrooms: 1	Zoning: DD	
Bathrooms: 1	Taxes: \$1,278 / 2005	
Full Baths: 1	Gst Incl:	
Half Baths: 0	Apprvl Reqd:	
Meas. Type:	Occupancy: Owner	
Fixtures Lsd: No		
Fixt Removed:		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #: 1	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Lane	
Exterior: Brick / Stucco	Parking Facilities: Garage; Underground	
Rain Screen:		
Type of Roof: Metal / Tar & Gravel / Torch-On	Dist to Public Trans: 1 BLK	Dist to School/Bus: 5 BLKS
Renovations: Partly	Units in Development:	Total Units in Strata:
Reno Year: 2002	Locker:	Locker #:
Flooring: Hardwood	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Heat/Fuel: Baseboard / Electric	Seller's Interest: Registered Owner	
No. of Fireplaces: 1	Mortgage Info: 0 -	
R/I Fireplaces:	Property Disclosure: / Yes	
Fireplace Fuel: Gas - Natural	Bylaw Restrictions: No Restrictions	
Outdoor Area: Balcony(s)		
Mngmt Co/Phone:		
Mo. Maint Charge: \$0.00		

Maint Charge Incl: **Other**

Legal: **PL LMS2969 LT 289 DL 541 LD 36 UNDIV 576/215085 SHARE IN COM PROP THEREIN.** PID: **023-925-817**
 Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**
 Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Garage Door Opener, Microwave**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'5"						
Main F.	Dining	6'3 X 5'6"						
Main F.	Kitchen	6'7 X 9'						
Main F.	Storage	4'2 X 2'9"						
Main F.	Laundry	2'6 X 2'3"						
Main F.	Bedroom	8'2 X 11'11"						
Main F.	Walk-In Closet	5'1 X 4'3"						
Main F.	Den	7'1 X 8'4"						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms:
Finished Floor Area Main: 574	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 574	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 574		8

Listing Broker(s): **(1) Sutton Grp-West Coast Realty**

WOW! Gorgeous ONE BDRM & DEN unit that has been RENOVATED & CUSTOMIZED like no other in the Pinnacle! CHERRY H/W FLOORS, solid GRANITE COUNTERS, CUSTOM SHELIVING, LIGHTING & AIR CON! Great OPEN FLOOR PLAN with NO WASTED SPACE & a solarium that has been opened to allow a great OFFICE W/WINDOW. The kit is fully functional w/a raised granite counter bar customized to provide a space for dining. Comfortable LR w/a GAS F/P to cozy up to in the winter! Stay cool w/the efficient AIR CONDITIONING UNIT & OUTDOOR BALC! Enjoy the JAW DROPPING east, south & west forever! The Pinnacle is a GREAT BLDING that offers an INDOOR SWIMMING POOL, EXERCISE RM, meeting rm & a Japanese garden area where you can stretch out in the sun.