



Presented by:

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Active
R2220705
Board: V
Apartment/Condo

303 1180 HOMER STREET

Vancouver West
Yaletown
V6B 2X6

Residential Attached

\$1,590,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,590,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 2	Age: 10
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: HA-3
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,232.15
Council Apprv?: No	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$732.36	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-160-963
Mgmt. Co's Name: Blueprint Strata Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-200-1030		
View: :		
Complex / Subdiv: The McMaster		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Loft/Warehouse Conv.	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Brick, Concrete, Concrete Block	Parking: Garage Underbuilding, Garage, Underground, Other		Locker: N
Exterior: Brick, Concrete			Dist. to School Bus: 2
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1	Total Units in Strata: 17
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Electric		Fixtures Leased: No	
Fuel/Heating: Electric, Forced Air, Heat Pump		Fixtures Rmvd: No	
Outdoor Area: None		Floor Finish: Concrete, Hardwood	
Type of Roof: Asphalt, Tar & Gravel			

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Sewer, Snow removal, Water**
 Legal: **PL BCS2462 LT 5 DL 541 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF T**
 Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Freezer, Garage Door Opener, Microwave, Oven-Built In,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7' x 8'4			x			x
Main	Master Bedroom	12'9 x 10'6			x			x
Main	Bedroom	11'4 x 7'8			x			x
Main	Storage	7'11 x 4'9			x			x
Main	Living Room	18'1 x 12'8			x			x
Main	Kitchen	15'5 x 10'1			x			x
Main	Dining Room	7'3 x 12'7			x			x
Main	Study	7'3 x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,328	# of Rooms: 8	# 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	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,328 sq. ft.	# or % of Rentals Allowed: 1			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,328 sq. ft.				7				
				8				

Listing Broker(s): **Engel & Volkers Vancouver**

Welcome to this exclusive loft, right in the heart of Yaletown - the McMaster Building. Completely rebuilt by Townline Properties in 2007, retaining the facade, thus keeping it's heritage status. As a rebuild, the building has everything that you would expect from a contemporary build, such as, central A/C, seismically upgraded, parking for all units and storage lockers for most - all within the building. This suite is a 1328sqft, 2 bed/2 bath (with steam shower), complete with reclaimed red brick, beams and reclaimed fir flooring. The kitchen is finished with Miele appliances (including a Miele Coffee Station), SubZero fridge/freezer and Bosch washer and dryer. One parking included with the possibility of a second parking.