



Presented by:

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**Active**  
**R2202436**  
 Board: V  
 Apartment/Condo

## 303 1180 HOMER STREET

Vancouver West  
 Yaletown  
 V6B 2X6

Residential Attached

**\$1,599,000** (LP)   
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,599,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>10</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>HA-3</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,495.09</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$732.36</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-160-963</b>
Mgmt. Co's Name: <b>Blueprint Strata Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-200-1030</b>		
View: :		
Complex / Subdiv: <b>The McMaster</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

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

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Sewer, Snow removal, Water**  
 Legal: **PL BCS2462 LT 5 DL 541 LD 36**

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 Dryer, Clothes Washer, 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			

Finished Floor (Main): <b>1,328</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Area:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,328 sq. ft.</b>	# or % of Rentals Allowed: <b>1</b>			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,328 sq. ft.</b>				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.**