



Presented by:

# Esther Wong

Sutton Group-West Coast Realty  
Phone: 604-710-0364  
http://www.estherwong.ca  
esther@estherwong.ca



**Active**  
**R2634761**  
Board: V  
Apartment/Condo

## 2908 833 HOMER STREET

Vancouver West  
Downtown VW  
V6B 0H4

Residential Attached

**\$730,000** (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$730,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2010</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>11</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>DD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,961.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>028-230-159</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : City &amp; Water</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Atelier</b>		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 186, PLAN BCS3836, 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 V**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Concierge**

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

Finished Floor (Main): <b>531</b>	Units in Development:	Tot Units in Strata: <b>202</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>29</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Rancho Property Management</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$329.59</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>531 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>531 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'3 x 9'11			x	1	Main	3	No
Main	Dining Room	9'11 x 6'8			x	2			
Main	Kitchen	8'5 x 7'			x	3			
Main	Bedroom	12'4 x 7'10			x	4			
Main	Den	6'6 x 5'11			x	5			
Main	Foyer	6'6 x 3'7			x	6			
					x	7			
					x	8			

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

**Quality built by Magellan & impeccably designed by Robert Ledingham, this 531 sqft one bedroom & den unit at Atelier is efficiently designed to maximize space. The kitchen featuring AEG gas stove, Sub-zero fridge & granite counters opens up into a dining & living space with hardwood flooring. The den offers flexible space for use as a closet, storage or a dedicated office. Notable features of the building include a luxurious lobby staffed with 24 hour concierge, well equipped gym, steam room, yoga studio and lounge area. Atelier is ideally located across from the iconic Vancouver Public Library & close to restaurants, eateries, shopping, entertainment & transit. This is the perfect urban home and investment!**