



Presented by:

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WestCoast Realty
You've found a home

Sold
R2634761
Board: V
Apartment/Condo

2908 833 HOMER STREET

Vancouver West
Downtown VW
V6B 0H4

Residential Attached

\$730,000 (LP)

\$725,000 (SP) **M**



Sold Date:	12/24/2021	If new, GST/HST inc?:	Original Price:	\$730,000	
Meas. Type:	Feet	Bedrooms:	1	Approx. Year Built:	2010
Frontage(feet):		Bathrooms:	1	Age:	12
Frontage(metres):		Full Baths:	1	Zoning:	DD
Depth / Size (ft.):		Half Baths:	0	Gross Taxes:	\$1,961.00
Sq. Footage:	0.00			For Tax Year:	2021
Flood Plain:		P.I.D.:	028-230-159	Tax Inc. Utilities?:	No
View:	Yes : City & Water			Tour:	Virtual Tour URL
Complex / Subdiv:	Atelier				
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				
Sewer Type:	City/Municipal	Water Supply:	City/Municipal		

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:
Title to Land: **Freehold Strata** Dist. to School Bus:
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):	531	Units in Development:		Tot Units in Strata:	202	Locker:	No
Finished Floor (Above):	0	Exposure:		Storeys in Building:	33		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	Rancho Property Management	Mgmt. Co's #:	604-684-4508		
Finished Floor (Below):	0	Maint Fee:	\$329.59	Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes:	Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility				
Finished Floor (Total):	531 sq. ft.						
Unfinished Floor:	0	Bylaws Restrictions:	Pets Allowed w/Rest., Rentals Allowed				
Grand Total:	531 sq. ft.	Restricted Age:		# of Pets:		Cats:	Yes Dogs: Yes
Suite: None		# or % of Rentals Allowed:					
Basement: None		Short Term (<1yr)Rnt/Lse Alwd?:	No				
Crawl/Bsmt. Ht:	# of Levels: 1	Short Term Lse-Details:					
# of Kitchens: 1	# of Rooms: 6						

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 with parking 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!