

UNIT 412

1216 HOMER STREET

// YALETOWN // VANCOUVER //

// ABOUT THE SUITE //

- 693 square feet of interior space
- 8'-6" ceiling height
- Refinished fir hardwood flooring
- New in-suite laundry
- Oversized gas fireplace w/ concrete mantle & surround
- Updated lighting throughout
- Kitchen:
 - Refreshed cabinetry
 - 3cm quartz countertops w/ undermount sink & bar seating
 - 30" Gas range & hoodfan
 - 24" Dishwasher
 - Full-size french door fridge
 - Three pendant lights
- Mixed-plaster feature wall
- Built-in closet organizers throughout
- Bathroom:
 - Refreshed vanity w/ quartz countertop & undermount sink
 - Soaker tub/shower combo w/ storage ledge
 - Floating & recessed shelving
 - Accent sconce lighting
- Large bedroom, big enough for a king-size bed w/ french doors & distressed windows
- Spacious foyer w/ barn door laundry closet & extra deep storage closet

// ABOUT THE BUILDING //

- Building Name: Murchies Building
- No. of Floors: 6
- No. of Strata Lots: 59 (4 commercial)
- Built: 1997 conversion
- Contingency Fund: R\$214,102 J\$99,788
- Maintenance Fee: \$446.74
- Pets: Yes (two)
- Short Term: No
- Depreciation Report: Yes (2020)
- Insurance Deductibles:
 - All Risk: \$10,000
 - Sewer: \$25,000
 - Water: \$25,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- 1 Elevator (modernized 2025)
- Building Updates:
 - Refreshed lobby & hallways
 - Re-piping (as needed per floor)
 - Make up air vent (2024)
- Amenities Include:
 - Common rooftop deck w/ BBQ area
- Highly-desired 'Yaletown' location
- Steps to shops, restaurants, cafes, Yaletown Roundhouse Canada Line, David Lam Park
- Parking: None
- Storage: #B-33

WEST HAVEN
GROUP

