

Macdonald Realty Ltd.

## yaletown loft residence for sale

**Suite 302 – 1228  
Homer Street**

**Vancouver, BC**

**Canada**



### The Ellison

**In the heart of Yaletown; a heritage-style development combining the sophistication of modern design with old-world charm**

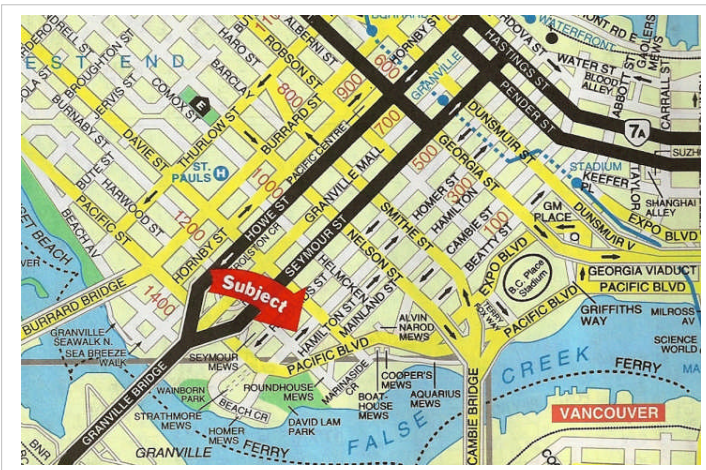
Walk out your door into one of Vancouver's most vibrant and sought-after neighborhoods. Inner-city living offers the walk-to convenience of work, shopping, dining, recreation and night-life, all within minutes of your home. Your home is uniquely Yaletown-style featuring over-height ceilings, exposed block and wood-beam elements, walnut edge-grain hardwood floors and cabinetry, Phillippe Starke soaker tubs and spa-showers. Constructed of steel reinforced concrete, and completely retrofitted in 2007, your building is covered by the National 2-5-10 New Home Warranty.

exclusive agent

**Graeme Erickson**  
604-290-7185 (cell.)



## Details for Suite 302-1228 Homer Street, Vancouver



Location: Downtown Vancouver

Floor area: 808 sq. ft. (approx.)

Layout: One-bedroom flex plan

Monthly Maintenance: \$355.00

Taxes: \$2489.88 (2011)

Heating: Electric

Storage: Secure locker on Level 1

Parking: 2 secure parking stalls (off-site)

Zoning: HA-3 (Mixed-use)

Features: Large open-plan loft residence in a two-year old (completely renovated) six-storey boutique-style Yaletown building. Very high-end materials and fixturing. Full stainless-steel appliance package including gas-cook-top and full-sized washer and dryer. Endless amounts of closet storage space. The suite has a preferred west-facing Homer Street exposure. Vacant.

Terms: Asking Price \$599,000

exclusive agent:

**Graeme Erickson**

Macdonald Realty Ltd.

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