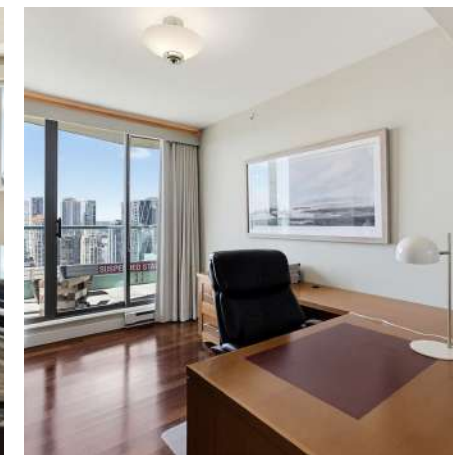




THE PINNACLE

SUB-PENTHOUSE

3402 939 Homer Street



Welcome to The Pinnacle

Executive sub-penthouse
\$ 2,400,000

This half-floor sub-penthouse is perfect for those seeking a spacious executive home at the top of Yaletown. It's a true 3 bedroom plus office and 3.5 bath home and beautifully located on Homer Street... you can step out your front door to enjoy all that downtown offers. There are only two residences on the 34th floor and this is the south-facing sunny home with stunning city, water, and mountain views. Rest assured that its rarely-available air conditioning provides comfort. The Pinnacle's amenities include professional concierges, an indoor pool, hot tub, sauna, guest suite, gym, bike room, plus games/party room.

2025 taxes: \$7,733

Strata fee: \$1,985/month

MLS# R3137755



3 bedrooms



3 1/2 baths



Office



Air conditioning



2 parking

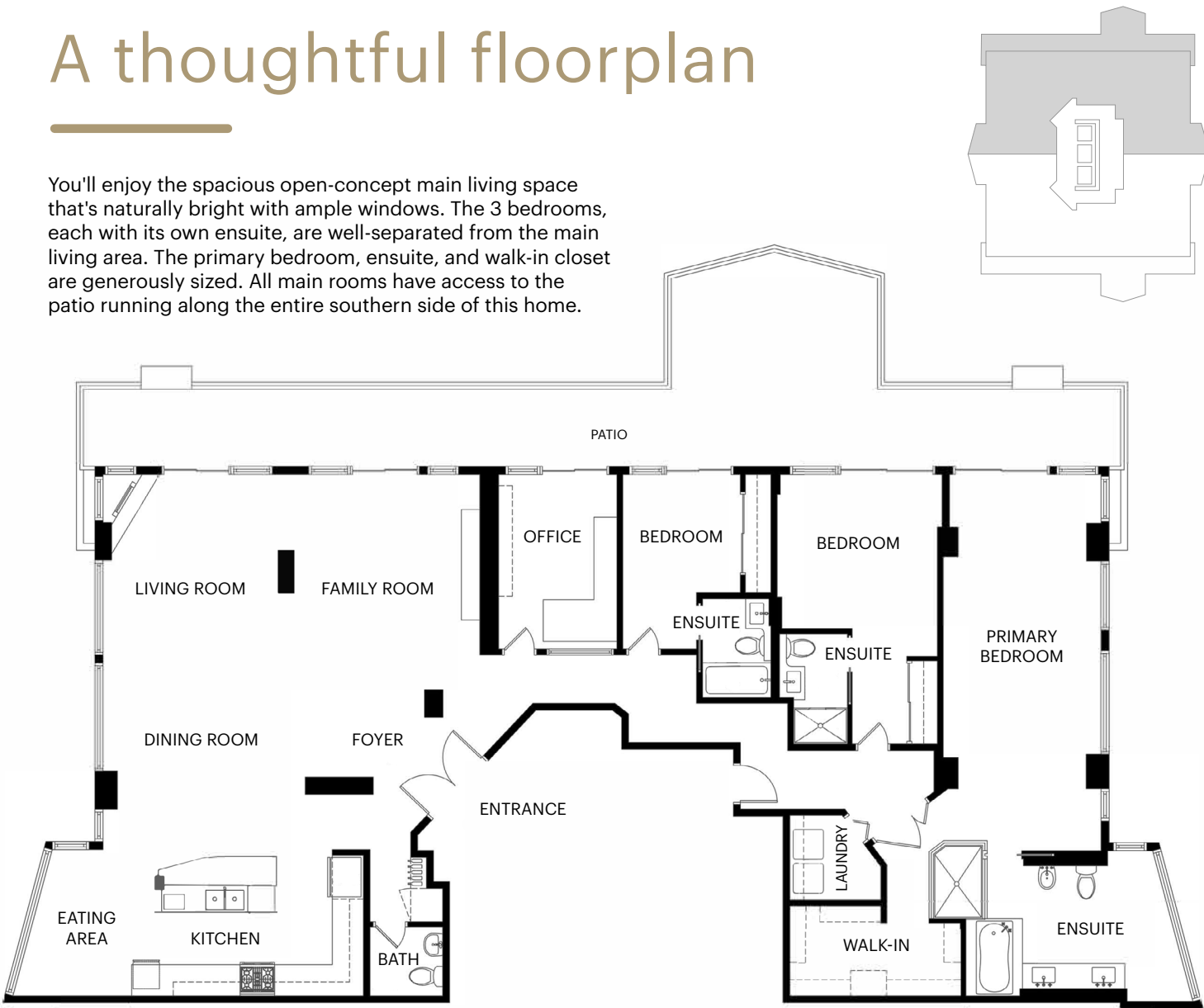


2 lockers



A thoughtful floorplan

You'll enjoy the spacious open-concept main living space that's naturally bright with ample windows. The 3 bedrooms, each with its own ensuite, are well-separated from the main living area. The primary bedroom, ensuite, and walk-in closet are generously sized. All main rooms have access to the patio running along the entire southern side of this home.



2,522
sqft interior

552
sqft patio

7'-8" to 8'-8"
ceiling height



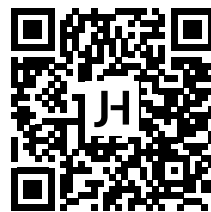


The views & details

This home has windows on three sides and you'll love its wonderful views of the city, water, and mountains.

The strata details:

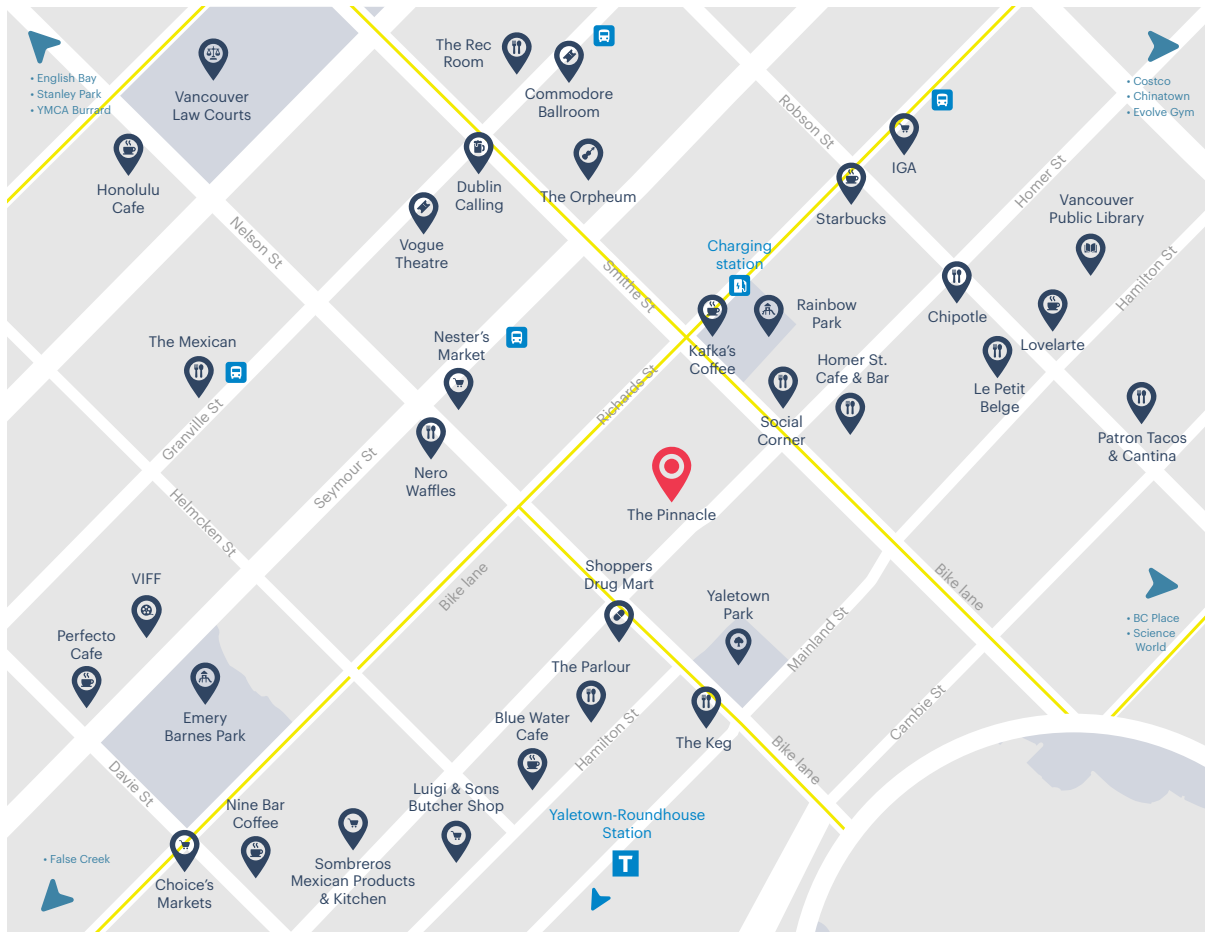
- **Pets:** 2 dogs and/or cats allowed
- **Rentals:** Must be for 30 days or more
- **BBQs:** Gas or electric allowed
- **Year built:** 1997
- **Contingency Reserve Fund:** \$1,224,000
- **Depreciation report (maintenance plan):** Yes
- **Strata insurance water deductible:** \$100,000
- **Number of units in strata:** 312



Scan for video
and more



The neighborhood



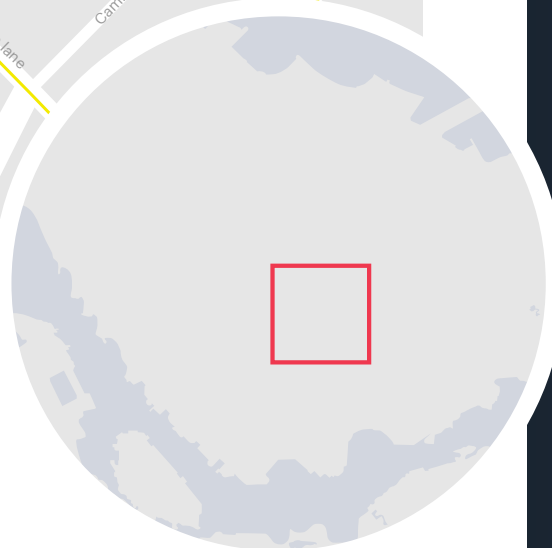
100
Walker's Paradise



77
Excellent Transit



95
Biker's Paradise

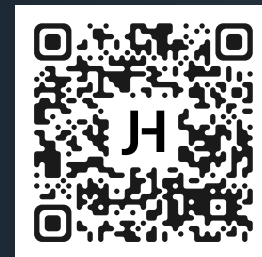


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