

BUILDING BROCHURE

ILIAD

1245 Homer St. · Vancouver, BC V6B 2Y9 · Yaletown



Scan to view online



1 FOR SALE
FROM \$879,800

12-MO SOLD TREND
-35.8

Unit Mix

2 Bedroom

5 units

1,245 – 2,495 sf

from \$1,530,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,530,000	2 / 2ba	1245 sf	\$1,229	2023-10-03
\$2,825,000	2 / 2ba	1805 sf	\$1,565	2022-04-08
\$1,669,000	2 / 2ba	1314 sf	\$1,270	2022-03-10
\$3,200,000	2 / 2ba	2495 sf	\$1,283	2021-09-22

YEAR BUILT 2000	LEVELS 3	SUITES 11	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3940	MANAGEMENT Associa

Overview

Iliad at 1245 Homer Street, Vancouver, BC V6B 1C6 - LMS3940. Located in Downtown area of Vancouver West near to the crossroads of Homer Street and Davie Street. Iliad offers 13 units over 4 levels and was built in 2000. Building features include parking.

Iliad right in the heart of vibrant Yaletown. Walking distance to seawall, all the Yaletown restaurants, shops and skytrain station. Yaletown boutique building "The Iliad", concrete & steel construction on this architecturally designed "one of a kind" project. This stately edifice exudes taste & cutting edge features such as exposed concrete, 10' ceilings, creative industrial finishing to accent a "New York loft" style of living. Beautiful design is one of Vancouver's premier boutique residences.

Steps to Rhodes Wellness College, Vancouver English Centre, Pattison High School, VanWest College, Emily Carr University of Art + Design and False Creek Elementary School.

Walking distance to Emery Barnes Park, Helmcken Park, David Lam Park, Yaletown Park, George Wainborn Park, May & Lorne Brown Park, Coopers' Park and Charleson Park.

This home is a tremendous value when compared to others in the immediate neighborhood!

Amenities & Features

✓ None

Maintenance Fees Include

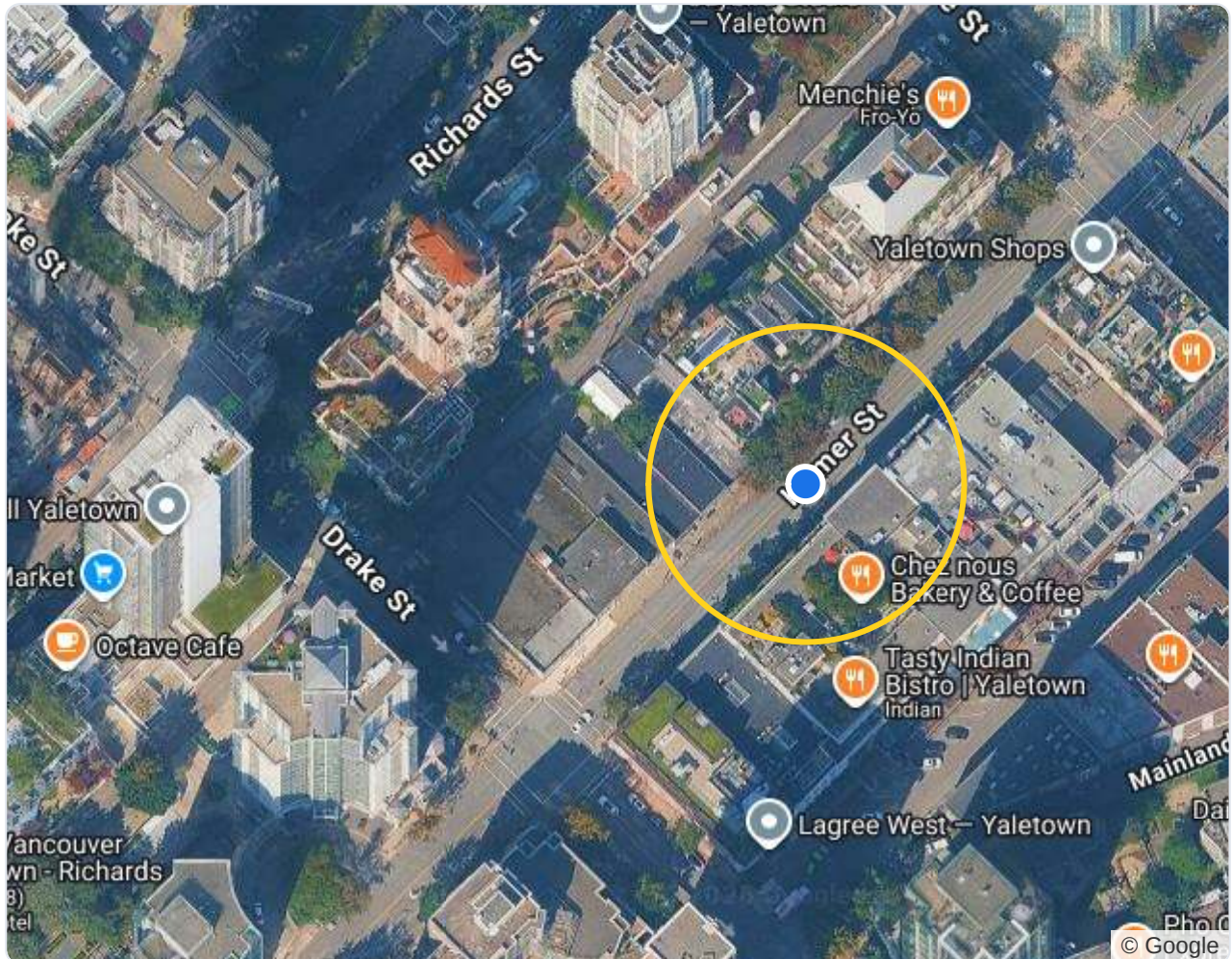
✓ Garbage Pickup

✓ Gas

✓ Gardening

✓ Management

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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