

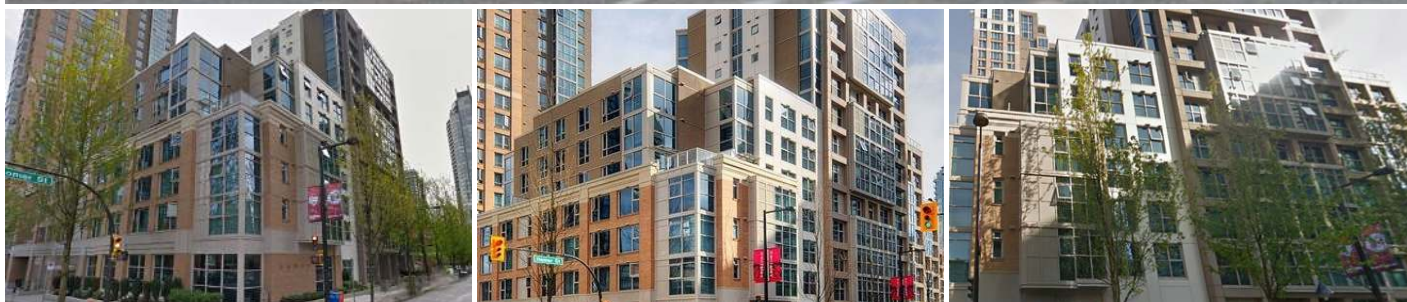
BUILDING BROCHURE

GOVERNOR'S VILLA II - 1318 HOMER BUILDING

1318 Homer St. · Vancouver, BC V6B 6A7 · Yaletown



Scan to view online



11 FOR SALE
FROM \$849,000

6 SOLD · 12 MO
\$922,500-\$1,400,000


12-MO SOLD TREND
24

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom

1 unit
1,159 – 1,159 sf
from \$1,125,000

2 Bedroom

44 units
832 – 1,252 sf
from \$783,000

3 Bedroom

20 units
1,154 – 2,150 sf
from \$1,095,000

For Sale in Governor'S Villa li – 1318 Homer Building & Complex

10 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,399,000	3 / 2	1214 sf	\$1,152	2101 388 DRAKE STREET
\$1,388,000	3 / 2	1240 sf	\$1,119	303 1388 HOMER STREET
\$1,388,000	2 / 2	1227 sf	\$1,131	1603 388 DRAKE STREET
\$1,290,000	2 / 2	1202 sf	\$1,073	2505 388 DRAKE STREET
\$1,198,000	3 / 2	1241 sf	\$965	203 388 DRAKE STREET
\$1,188,000	3 / 2	1247 sf	\$953	701 1318 HOMER STREET
\$1,028,000	2 / 2	1056 sf	\$973	505 388 DRAKE STREET
\$999,000	2 / 2	1164 sf	\$858	1206 388 DRAKE STREET
\$850,000	2 / 2	975 sf	\$872	105 388 DRAKE STREET
\$849,000	2 / 2	832 sf	\$1,020	507 388 DRAKE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,190,000	2 / 2ba	1112 sf	\$1,070	2026-07-24
\$1,337,000	3 / 2ba	1355 sf	\$987	2026-06-15
\$1,176,500	2 / 2ba	1066 sf	\$1,104	2026-05-05
\$1,400,000	3 / 2ba	1232 sf	\$1,136	2026-03-21

Value & Financing

Price Positioning

\$1012 /sq ft

Active listings here average **\$1012/sf** vs **\$1179/sf** across Yaletown.

14% below area average

Mortgage Snapshot

\$4,066 /mo

Entry price (from) **\$849,000**

20% down payment **\$169,800**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1995	LEVELS 12	SUITES 237	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1725	MANAGEMENT First Service Residential

Overview

Governor's Villa II at 1318 Homer Street, Vancouver, BC V6B 6A7 - LMS1725. Located in Downtown area of Vancouver West, at the crossroads of Homer Street and Drake Street. Governor's Villa II is a high-rise building that offers 237 units over 12 levels and was built in 1995. Some of the features offered by this building include bike room, elevator, exercise centre, in-suite laundry, indoor pool and sauna.

Governor's Villa II has a great location. Close to everything you need, shopping, parks, hospitals and schools. Nearby to skytrain, parks and Elsie Roy elementary school.

Just steps to educational facilities, Rhodes Wellness College, Vancouver English Centre, Language Studies International, False Creek Elementary School, Harbour Dance Centre, Emily Carr University of Art + Design, Global Village English Centre, Vancouver Symphony Orchestra, Pattison High School, VanWest College and University Of British Columbia.

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

Easy access to Stanley Park, English Bay, Rogers Arena, Vancouver Public Library, Edgewater Casino, Vancouver Art Gallery, and many other attraction.

Plenty of entertainment and great nightlife are just steps waiting from this magnificent location.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ Heat

- ✓ Hot Water
- ✓ Recreation Facility

- ✓ 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).



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