

BUILDING BROCHURE

GOVERNOR'S VILLAS I

1388 Homer St. · Vancouver, BC V6B 6A7 · Yaletown



Scan to view online



10 FOR SALE
FROM \$849,000

6 SOLD · 12 MO
\$922,500–\$1,400,000


12-MO SOLD TREND
24

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
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For Sale in Governor's Villas I & 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 **\$1181/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 9	SUITES 237	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1725	DEVELOPER Concord Pacific
MANAGEMENT First Service Residential			

Overview

Governor's Villas - 1388 Homer Street, Vancouver, BC V6B 6A7, LMS1725 - located in Downtown area of Vancouver West, near the crossroads Homer Street and Pacific Boulevard. Governor's Villas is situated within 4 blocks are George Wainborn Park, Roundhouse Community Center, Urban fare and Elsie Roy Elementary School. Governor's Villas I is walking distance to Choices Market, Emery Barnes Park, Vancouver International Film Centre, Helmcken Park, Starbucks Coffee, Blenz Coffee, Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa and UBC Robson Square, Seawall, Quayside Marina at Concord Pacific Place, Scotiabank Dance Center, CSIL Canadian As A Second Language Institute, Spa Beauty and Wellness Centre, Exhale Yoga Pilates & Dance Studios, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Dairy Queen, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, BC Place and Contemporary Art Gallery. Restaurants in the neighbourhood are La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. The bus stops near the complex and Yaletown-Roundhouse Skytrain Station is less than 5-minute walk from the complex. Governor's Villas was built in 1995 by Concord Pacific and has 23 suites on 9 floors. The building was rain-screened in 2010. Governor's Villas consists of 237 units with 135 units at 388 Drake Street and 102 units at 1318 - 1398 Homer Street. These buildings share great facilities that include secure underground parking, heated 70' indoor swimming pool, a hot tub, an exercise centre, a playground, a sauna, a craft room, a garden, a bike storage, secure entry, a surveillance system and a 24-hour concierge. Most homes offer in-suite laundry, storage lockers, great layouts and large living/dining areas. The kitchens originally had white appliances but many have been updated to granite counters and stainless steel appliances. Some homes have David Lam Park and False Creek views.

Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Heat
- ✓ 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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