

**Active**  
**R2518739**  
 Board: V  
 Townhouse

**153 VICTORY SHIP WAY**

North Vancouver  
 Lower Lonsdale  
 V7L 1A1

Residential Attached

**\$899,000** (LP)

(SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$899,000**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2010**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **1** Age: **10**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **STRATA**  
 Flood Plain: \_\_\_\_\_ Full Baths: **1** Gross Taxes: **\$2,692.69**  
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2020**  
 Exposure: **Northwest** Maint. Fee: **\$548.90** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **028-195-779**  
 Mgmt. Co's Name: **Wynford Group** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-261-0285**  
 View: **No**  
 Complex / Subdiv: **ATRIUM AT THE PIER**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey, Ground Level Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding, Visitor Parking</b>		
Exterior: <b>Concrete, Glass, Metal</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: _____	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus: <b>1 BLOCK</b>
Rain Screen: _____	R.I. Plumbing: <b>No</b>	Units in Development: _____	Total Units in Strata: <b>178</b>
Renovations: _____	R.I. Fireplaces: <b>0</b>	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Electric</b>		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air, Heat Pump</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Patio(s)</b>		Floor Finish: <b>Mixed</b>	
Type of Roof: <b>Tile - Concrete</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water**  
 Legal: **STRATA LOT 14, PLAN BCS3786, DISTRICT LOT 274, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PT OF THE BED & FORESHORE OF BURRARD INLET; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
 Amenities: **Air Cond./Central, Bike Room, Garden, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security - Roughed In, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 11'7			x			x
Main	Dining Room	12'5 x 7'6			x			x
Main	Kitchen	8'11 x 8'3			x			x
Main	Den	7'1 x 6'4			x			x
Above	Bedroom	13'7 x 10'6			x			x
Above	Den	5'9 x 7'9			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>604</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>348</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>952 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions</b>			5				Door Height:
Grand Total: <b>952 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Anson Realty Ltd.**

**You'll love this spacious North/West corner townhome that is concrete construction. One bedroom plus den/office areas, open plan living, dining and kitchen and a generous walk out terrace. Loft style with 16 ft. ceilings in the living room. Entertain in style with Bosch and Liebherr appliances including a gas cooktop. You'll appreciate the quality finishing throughout, spa-like ensuite, 2 piece guest bath, air conditioning, large terrace, cozy fireplace. As an owner you'll enjoy the 5 lane indoor lap pool, gym, steam room, sauna and whirlpool - just steps away at Pinnacle Pier Hotel. You'll love living so close to so much in vibrant Lower Lonsdale - Seabus, restaurants, shops and recreation all easy to access through your own front door. Brand new and Move in ready! Its's the place to be!**