


**Active**  
**R2570488**  
 Board: V  
 Apartment/Condo

**609 185 VICTORY SHIP WAY**

North Vancouver  
 Lower Lonsdale  
 V7L 0G2

Residential Attached  
**\$1,320,000** (LP)  
 (SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,320,000**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2018**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **3**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **STRATA**  
 Flood Plain: **Yes** Full Baths: **2** Gross Taxes: **\$4,200.99**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**  
 Exposure: **Northeast** Maint. Fee: **\$468.93** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **030-615-640**  
 Mgmt. Co's Name: **StrataWest** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-904-9595**  
 View: **Yes: CORRIDOR WATER & CITY FROM BAL**  
 Complex / Subdiv: **CASCADE EAST AT THE PIER**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>	Locker: <b>N</b>	
Exterior: <b>Concrete, Glass, Metal</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus: <b>1 BLOCK</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata: <b>201</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Forced Air, Heat Pump, Hot Water</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Tile - Concrete</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water**  
 Legal: **STRATA LOT 180, PLAN EPS5285, 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, Elevator, Garden, In Suite Laundry, Recreation Center**

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, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 9'0			x			x
Main	Dining Room	16'0 x 9'0			x			x
Main	Kitchen	9'0 x 8'9			x			x
Main	Master Bedroom	17'10 x 9'11			x			x
Main	Walk-In Closet	8'11 x 5'3			x			x
Main	Bedroom	10'2 x 9'8			x			x
Main	Foyer	11'0 x 10'0			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,127</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>1,127 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>1,127 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Large 1,127 sq.ft. two bedroom corner suite featuring 9 foot ceilings, a great layout with the bedrooms on opposite sides and views to Vancouver and the water from your spacious balcony. Quality finishing including Scavolini kitchen cabinets, Bosch Appliances including a gas cooktop, and Engineered Hardwood in the main living areas, cozy carpet in the bedrooms. Unique to this suite is a laundry tub in the laundry room. Summer is coming and you'll appreciate the Air Conditioning! Live steps to all that Lower Lonsdale has to offer, Seabus, shops, cafes, restaurants and the Spirit Trail. Enjoy the amenities at the adjacent Pinnacle Pier Hotel: Indoor 5 lane lap pool, gym, steam and sauna rooms, sun terrace and whirlpool. Brand new and move in ready, all this in a great waterfront location!**