

**Active**  
**R2498441**  
 Board: V  
 Apartment/Condo

**501 162 VICTORY SHIP WAY**

North Vancouver  
 Lower Lonsdale  
 V7L 0B4

Residential Attached

**\$629,900** (LP)

(SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$629,900**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2010**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **1** Age: **10**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **STRATA**  
 Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$1,734.06**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**  
 Exposure: **North** Maint. Fee: **\$343.06** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **028-195-884**  
 Mgmt. Co's Name: **Wynford Group** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-261-0285**  
 View: **Yes: SOME MOUNTAIN**  
 Complex / Subdiv: **ATRIUM WEST AT THE PIER**  
 Services Connected: **Natural Gas, Water**

Style of Home: <b>Inside 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</b>	Locker: <b>Y</b>	
Exterior: <b>Concrete, Glass, Other</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>178</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: <b>Electric</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Forced Air, Heat Pump, Natural Gas</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, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 25, 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, Club House, In Suite Laundry, 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	11'0 x 9'0			x			x
Main	Dining Room	11'0 x 9'0			x			x
Main	Kitchen	8'3 x 7'6			x			x
Main	Bedroom	12'0 x 9'6			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>592</b>	# of Rooms: <b>4</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>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				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>592 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>592 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Views to Grouse Mountain and a walk able location positioned just steps to all that Lower Lonsdale has to offer; Seabus, Spirit Trail, the waterfront, restaurants, shops and services! Great layout with a large balcony and air conditioning and for the cooler months there is a cozy fireplace. Quality soft close kitchen cabinets, granite counter tops, Bosch and Liebherr stainless appliances including a gas cooktop - perfect for those who like to cook! This suite has 9 foot ceilings, crown moulding and engineered hardwood in the main living area. You'll appreciate the 3,000 sq.ft. party room complete with a full kitchen and games area. Atrium owners enjoy use of the 5 lane 80' indoor lap pool, whirlpool, steam room, sauna and gym at the adjacent Pinnacle Pier Hotel. This may be the one!**