

**Active**  
**R2703470**  
 Board: V  
 Apartment/Condo

**PH3 172 VICTORY SHIP WAY**

North Vancouver  
 Lower Lonsdale  
 V7L 0B5

Residential Attached

**\$2,750,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,750,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2010**  
 Frontage(feet): Bathrooms: **3** Age: **12**  
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$7,062.87**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: **Yes** P.I.D.: **028-197-411** Tax Inc. Utilities?: **No**  
 View: **Yes Vancouver, Water & Mountains** Tour:  
 Complex / Subdiv: **Atrium East at the Pier**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Penthouse**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Forced Air, Heat Pump, Hot Water**  
 Outdoor Area: **Balcony(s), Rooftop Deck**  
 Type of Roof: **Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus: **1 Block**  
 Property Disc.: **No**  
 Fixtures **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 178, 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 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, 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, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>1,630</b>	Units in Development:	Tot Units in Strata: <b>178</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northwest</b>	Stores in Building: <b>13</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Wynford Group</b>	Mgmt. Co's #: <b>604-261-0285</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,069.40</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water</b>		
Finished Floor (Total): <b>1,630 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,630 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'7 x 15'4			x	1	Main	5	Yes
Main	Dining Room	11'2 x 11'2			x	2	Main	4	No
Main	Kitchen	11'2 x 8'2			x	3	Main	2	No
Main	Master Bedroom	21'0 x 12'0			x	4			
Main	Bedroom	12'4 x 12'0			x	5			
Main	Bedroom	8'10 x 7'11			x	6			
		x			x	7			
		x			x	8			

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

**Spacious 3 bedroom Penthouse with a large wrap around balcony and a 874 sq.ft. roof deck complete with gas and water outlets for ease of entertaining. Lovely views to Vancouver, the water and the mountains from this North West corner suite. This home is located steps to it all: Waterfront, Seabus, Lonsdale Quay Fresh Market and a plethora of casual and fine dining options. You'll enjoy the Fitness Facility next door with it's 5 lane indoor lap pool, whirlpool, steam & sauna and gym. Atrium features a 3,000sq.ft amenity room with full kitchen and games area. Quality finishing includes: Bosch and SubZero appliances - including a gas cooktop, porcelain tile flooring in the main living areas and a cozy carpet in the bedrooms, fireplace, crown moulding and air conditioning. Move in Ready!**