

Active
R2770111
 Board: V
 Apartment/Condo

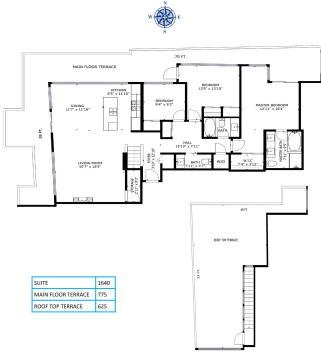
PH3 172 VICTORY SHIP WAY

North Vancouver
 Lower Lonsdale
 V7L 0B5

Residential Attached

\$2,850,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,850,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2010**
 Frontage(feet): Bathrooms: **3** Age: **13**
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$7,560.48**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: **Yes** P.I.D.: **028-197-411** Tax Inc. Utilities?: **No**
 View: **Yes Vancouver, Water & Mountains** Tour:
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of **1** R.I. Fireplaces: **0**
 Fireplaces: **0**
 Fireplaces Fuel: **Electric**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold Strata**
 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, Clothes Washer/Dryer, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire, Wine Cooler**

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

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	Primary 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	7			
					x	8			

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

Fully furnished Penthouse that's a spacious 1,630 sq.ft. with 3 Bedrooms and features a large wrap around balcony at 533 sq.ft. PLUS 874 sq.ft. private roof deck. Enjoy views to Vancouver, water & mountains from this North West Corner Penthouse. Located steps to it all: the Waterfront, Seabus, Lonsdale Quay Fresh Market and a plethora of casual and fine dining options. You'll enjoy the Fitness Facility next door with its 5 lane indoor lap pool, whirlpool, steam/sauna room, & gym. Atrium features a 3,000 sq.ft. amenity room with a kitchen & games area. Quality finishing includes: Crown moulding, fireplace, Bosch & SubZero appliances - including a gas cooktop, porcelain tile flooring in the main living areas and carpet in the bedrooms. This Penthouse is in a stellar location & Move In Ready!