


**Active**  
**R2430190**  
 Board: V  
 Apartment/Condo

**405 162 VICTORY SHIP WAY**

North Vancouver  
 Lower Lonsdale  
 V7L 0B4

Residential Attached  
**\$649,900** (LP)   
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$649,900**  
 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: Full Baths: **1** Gross Taxes: **\$1,701.57**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
 Exposure: **West** Maint. Fee: **\$343.06** Tax Inc. Utilities?:  
 If new, GST/HST inc?: **No** P.I.D.: **028-195-876**  
 Mgmt. Co's Name: **Wynford Group** Tour:  
 Mgmt. Co's Phone: **604-261-0285**  
 View: **Yes: CORRIDOR WATER AND CITY**  
 Complex / Subdiv: **ATRIUM WEST AT THE PIER**  
 Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Metal**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Forced Air, Hot Water, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tile - Concrete**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **:**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**  
 Dist. to School Bus:  
 Total Units in Strata: **178**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water**  
 Legal: **STRATA LOT 24, 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, 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, Security - Roughed In, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 11'6			x			x
Main	Kitchen	8'0 x 7'8			x			x
Main	Bedroom	11'6 x 9'0			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>589</b>	# of Rooms: <b>3</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>589 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>589 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**West facing with corridor views to Vancouver and the water highlight this one bedroom in a stellar location. Walk everywhere when you live just steps to that vibrant Lower Lonsdale has to offer: Waterfront, Seabus, restaurants, art gallery, shops, services and the Lonsdale Quay Market. Hike or Bike the Spirit Trail or take a stroll waterfront and take in the view to Vancouver. Enjoy a refreshing dip in the 5 lane 80 foot lap pool, work out in the gym or relax in the whirlpool all at the adjacent Pinnacle Pier Hotel. Atrium's quality finishing includes 9 foot ceilings, Bosch and Leibherr stainless appliances, granite counter and crown moulding. Air Conditioned for the summer and a cozy Fireplace for the winter. A wonderful location and lifestyle awaits and its move in ready!**