


**Active**  
**R2741398**  
 Board: V  
 Apartment/Condo

**202 185 VICTORY SHIP WAY**  
 North Vancouver  
 Lower Lonsdale  
 V7L 0G2

Residential Attached  
**\$1,400,000 (LP)**  
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,400,000**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2018**  
 Frontage(feet): Bathrooms: **2** Age: **4**  
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,833.43**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: **Yes** P.I.D.: **030-615-186** Tax Inc. Utilities?: **No**  
 View: **Yes PARTIAL WATER AND CITY** Tour:  
 Complex / Subdiv: **CASCADE AT THE PIER**  
 First Nation Reserve:  
 Services Connctd: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s), Rooftop Deck**  
 Type of Roof: **Tile - Concrete**

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

Legal: **STRATA LOT 134, 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 STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, 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**

Finished Floor (Main): <b>1,066</b>	Units in Development:	Tot Units in Strata: <b>201</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Stores in Building: <b>9</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Tribe Management</b>	Mgmt. Co's #: <b>604-343-2601</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$572.19</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,066 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,066 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions</b>		
Suite:	Restricted Age:	# of Pets: <b>2</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>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>Minimum 6 month Lease</b>		
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'1 x 12'4			x	1	Main	5	Yes
Main	Kitchen	12'4 x 11'2			x	2	Main	4	No
Main	Master Bedroom	23'3 x 12'3			x	3			
Main	Walk-In Closet	5'11 x 6'0			x	4			
Main	Bedroom	14'0 x 9'5			x	5			
					x	6			
					x	7			
					x	8			

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

**Cascade at the Pier is a waterfront residence in Lower Lonsdale. This stellar 2 bed/2 bath home has corridor views to Vancouver and the waterfront and is spacious 1,066 sq.ft. If you like outdoor space you'll love the private roof deck (with gas + water) and the balcony off the living room! Cascade features quality finishing; 9 foot ceilings, crown moulding, engineered hardwood, Scavolini Kitchen cabinet & Bosch appliances including a gas cooktop! The large primary bedroom features a walk in closet and spa like ensuite. Enjoy this stellar location just steps to the water, restaurants, Seabus, Spirit Trail, shops & services. Owners at Cascade enjoy membership to the Fitness Facility at the Pinnacle Pier Hotel with its 5 lane indoor lap pool, whirlpool, steam room & sauna. Move in Ready!**