Active
R2498422
Board: V
Apartment/Condo

1203 162 VICTORY SHIP WAY

North Vancouver
Lower Lonsdale
V7L 0B4

Residential Attached
$669,900 (LP)
(SP)

Sold Date:		Frontage (feet):		Original Price:	**$669,900**
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:	**$1,972.91**
Council Apprv?:	**No**	Half Baths:	**0**	For Tax Year:	**2020**
Exposure:	**East**	Maint. Fee:	**$324.36**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:	**No**			P.I.D.:	**028-196-465**
Mgmt. Co's Name:	**Wynford Group**			Tour:	
Mgmt. Co's Phone:	**604-261-0285**				
View:	**Yes: CORRIDOR WATER & CITY**				
Complex / Subdiv:	**ATRIUM WEST AT THE PIER**				
Services Connected:	**Natural Gas, Water**				

Style of Home:	**Inside Unit, Upper Unit**		
Construction:	**Concrete**		
Exterior:	**Concrete, Glass, Mixed**		
Foundation:	**Concrete Perimeter**	Reno. Year:	
Rain Screen:		R.I. Plumbing:	**No**
Renovations:		R.I. Fireplaces:	
Water Supply:	**City/Municipal**	# of Fireplaces:	**1**
Fireplace Fuel:	**Electric**		
Fuel/Heating:	**Forced Air, Heat Pump, Natural Gas**		
Outdoor Area:	**Balcony(s)**		
Type of Roof:	**Tile - Concrete**		

Total Parking: **1** Covered Parking: **1**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 BLOCK**
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Parking Access: **Front**
Locker: **Y**
Dist. to School Bus: **1 BLOCK**
Total Units in Strata: **178**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal, Water**
Legal: **STRATA LOT 83, 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**	**19'0 x 12'0**			**x**			**x**
Main	**Kitchen**	**8'4 x 7'6**			**x**			**x**
Main	**Bedroom**	**11'0 x 9'0**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			
		x			**x**			

Finished Floor (Main):	**562**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**562 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**562 sq. ft.**

# of Rooms: **3** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Move in Ready with corridor views to Vancouver and the water. Convenient location just steps to Lower Lonsdale, Seabus, Spirit Trail, the waterfront, restaurants, shops and services! Enjoy air conditioning in the summer and the cozy fireplace in the winter. Quality finishing including: soft close kitchen cabinets, granite counter tops, Bosch and Liebherr stainless appliances including a gas cook top. This suite has a spacious balcony, 9 foot ceilings, crown moulding and engineered hardwood in the main living area. Entertain at home or in the 3,000 sq.ft. party room complete with a full kitchen and games area. Atrium owners enjoy use of the 5 lane 80 foot indoor lap pool, whirlpool, steam room, sauna and gym at the adjacent Pinnacle Pier Hotel. Call to book your appointment to view!

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.