


**Active**  
**R2582421**  
 Board: V  
 Apartment/Condo

**PH3 162 VICTORY SHIP WAY**

North Vancouver  
 Lower Lonsdale  
 V7L 0B4

Residential Attached  
**\$2,600,000** (LP)  
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,600,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2010**  
 Frontage(feet): Bathrooms: **3** Age: **11**  
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$7,508.78**  
 Sq. Footage: **0.00** For Tax Year: **2020**  
 Flood Plain: P.I.D.: **028-196-546** Tax Inc. Utilities?: **No**  
 View: **Yes CITY, MOUNTAINS, WATER** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **ATRIUM WEST AT THE PIER**  
 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, Metal**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces: **0**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**  
 Type of Roof: **Tile - Concrete**

Total Parking: **3** Covered Parking: **3** 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 Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **STRATA LOT 91, 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: **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, Wine Cooler**

Finished Floor (Main): <b>1,640</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>	Storeys 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>\$948.09</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Water</b>		
Finished Floor (Total): <b>1,640 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,640 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?:		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'5 x 15'7			x	1	Main	5	Yes
Main	Dining Room	11'7 x 11'10			x	2	Main	4	No
Main	Kitchen	11'0 x 8'5			x	3	Main	2	No
Main	Foyer	10'10 x 3'10			x	4			
Main	Master Bedroom	16'4 x 12'11			x	5			
Main	Walk-In Closet	7'4 x 3'11			x	6			
Main	Bedroom	13'10 x 13'8			x	7			
Main	Bedroom	9'4 x 9'2			x	8			

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

**Live in AIR CONDITIONED Comfort with impressive Sunrise to Sunset the Views; Vancouver, Stanley Park, Lions Gate Bridge and the North Shore Mountains from this generous 3 bedroom Penthouse! Enjoy a wrap around terrace and a roof deck complete with gas and water outlets, perfect for entertaining. Life is convenient at The Pier as Atrium is just a short stroll to many fine restaurants, shops, Lonsdale Quay Market, the waterfront, Spirit Trail and the Seabus. Ownership includes membership to the fitness centre at the Pinnacle Pier Hotel, including a 5 lane indoor lap pool, whirlpool and gym. Atrium's quality finishing includes: crown moulding and a kitchen with SubZero and Bosch appliances inc. a Bosch gas cooktop. There is also a convenient breakfast bar and a wine fridge. Move in ready!**