

Active
R2717681
 Board: V
 Apartment/Condo

603 175 VICTORY SHIP WAY

North Vancouver
 Lower Lonsdale
 V7L 0G1

Residential Attached

\$1,630,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,630,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2019**
 Frontage(feet): Bathrooms: **2** Age: **4**
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,623.24**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **Yes** P.I.D.: **030-614-503** Tax Inc. Utilities?: **No**
 View: **Yes Vancouver, water & courtyard** Tour:
 Complex / Subdiv: **CASCADE WEST AT THE PIER**
 First Nation Reserve:
 Services Connctd: **Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Stone**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of **0** R.I. Fireplaces: **0**
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tile - Concrete**

Total Parking: **1** Covered Parking: **1** 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: **Hardwood, Carpet**

Legal: **STRATA LOT 66, 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, Garden, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,152	Units in Development:	Tot Units in Strata: 201	Locker: No
Finished Floor (Above): 0	Exposure: East	Stores in Building: 10	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Tribe Management	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$618.42	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal		
Finished Floor (Total): 1,152 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,152 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 6 month lease		
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'5 x 8'5			x	1	Main	5	Yes
Main	Dining Room	14'0 x 8'0			x	2	Main	4	Yes
Main	Kitchen	14'0 x 8'0			x	3			
Main	Primary Bedroom	14'6 x 12'10			x	4			
Main	Walk-In Closet	10'6 x 5'8			x	5			
Main	Bedroom	11'9 x 10'2			x	6			
Main	Walk-In Closet	7'8 x 7'3			x	7			
Main	Den	8'0 x 5'3			x	8			

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

Spacious 2 bedroom plus den with views to Vancouver, the water and Cascade's private beach and garden. Both bedrooms have ensuites, walk in closets and are located on opposite sides of the suite. There is a den for a home office space. Quality finishing throughout: Air Conditioning, 9 foot ceilings, Scavolini kitchen cabinetry, Bosch appliances, including a gas cooktop, engineered hardwood in the main living areas and cozy carpet in the bedrooms. Enjoy vibrant Lower Lonsdale and this walk to everything location: Seabus, casual and fine dining options, the waterfront, Spirit Trail, shops and services. Owners enjoy use of the fitness facility next door: indoor lap pool, steam, sauna, whirlpool and gym. This home features a convenient Lifestyle in a stellar Location and it's Move in Ready!