


Active
R2734222
 Board: V
 Apartment/Condo

502 162 VICTORY SHIP WAY

North Vancouver
 Lower Lonsdale
 V7L 0B4

Residential Attached
\$1,150,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: **Yes** P.I.D.: **028-195-892**
 View: **Yes CITY & WATER FROM BALCONY**
 Complex / Subdiv: **ATRIUM WEST AT THE PIER**
 First Nation Reserve:
 Services Connctd: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,150,000**
 Approx. Year Built: **2010**
 Age: **13**
 Zoning: **STRATA**
 Gross Taxes: **\$2,772.27**
 For Tax Year: **2022**
 Tax Inc. Utilities?: **No**
 Tour:

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of **1** R.I. Fireplaces:
 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: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 26, 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: **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, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 901	Units in Development:	Tot Units in Strata: 178	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Stores in Building: 13	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Wynford Group	Mgmt. Co's #: 604-261-0285	
Finished Floor (Below): 0	Maint Fee: \$594.90	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Other, Recreation Facility, Snow removal		
Finished Floor (Total): 901 sq. ft.			
Unfinished Floor: 0			
Grand Total: 901 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets: 1	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'8 x 10'7			x	1	Main	4	Yes
Main	Dining Room	12'11 x 7'4			x	2	Main	4	No
Main	Kitchen	12'11 x 8'2			x	3			
Main	Primary Bedroom	12'7 x 10'5			x	4			
Main	Bedroom	10'7 x 9'10			x	5			
					x	6			
					x	7			
					x	8			

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

Looking for a great suite in a great location? This 2 Bed 2 Bath, North East corner suite has two balconies totaling 414 sq.ft. offering plenty of outdoor entertaining space with views to Vancouver & the water from the largest balcony. You will enjoy the convenience of this great Lower Lonsdale-walk to everything location- with the waterfront, shops, restaurants, Seabus & The Spirit Trail steps away. Owners enjoy use of Atrium's 3,000 sq.ft. amenity space with kitchen, games area & lounge. As well as the 5 lane indoor lap pool, gym, whirlpool, steam & sauna at the fitness facility next door. This home offers quality finishing including; 9 foot ceilings, crown moulding, Bosch and Liebherr appliances, porcelain tile in the main living areas & hardwood in the bedrooms. Move in ready!