

Active
R2734254
 Board: V
 Apartment/Condo

902 185 VICTORY SHIP WAY

North Vancouver
 Lower Lonsdale
 V7L 0G2

Residential Attached

\$3,800,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,800,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2018**
 Frontage(feet): Bathrooms: **3** Age: **5**
 Frontage(metres): Full Baths: **3** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$10,236.43**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: **Yes** P.I.D.: **030-615-844** Tax Inc. Utilities?: **No**
 View: **Yes VANCOUVER AND WATERFRONT** Tour:
 Complex / Subdiv: **CASCADE EAST AT THE PIER**
 First Nation Reserve:
 Services Connctd: **Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Tile - Concrete**

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 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: **Tile**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **No**

Legal: **STRATA LOT 200, 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: **Bike Room, Elevator, 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): 1,885	Units in Development:	Tot Units in Strata: 201	Locker: No
Finished Floor (Above): 0	Exposure: West	Stores in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Tribe Management Inc	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$1,011.44	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility		
Finished Floor (Total): 1,885 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,885 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Minimum 6 month lease**
 # of Pets: **2** Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	22'7 x 14'10			x	1	Main	5	Yes
Main	Dining Room	14'4 x 13'4			x	2	Main	5	Yes
Main	Kitchen	14'4 x 9'7			x	3	Main	4	No
Main	Primary Bedroom	21'8 x 11'4			x	4			
Main	Walk-In Closet	10'1 x 4'11			x	5			
Main	Primary Bedroom	17'3 x 13'3			x	6			
Main	Walk-In Closet	7'1 x 4'7			x	7			
Main	Bedroom	13'2 x 12'3			x	8			

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

West facing 3 Bedroom Penthouse with two primary bedrooms featuring 5 piece ensuites & fitted walk in closets. Plus a third bedroom or office and 3rd bath. Spacious open plan living, dining and kitchen that lead out to a 613 sq.ft. balcony. There is also a 1,349 sq.ft. roof deck complete with gas and water for ease of entertaining. This home features: 10 ft. ceilings, air conditioning, crown moulding, Bosch appliances, Scavolini kitchen cabinetry, & porcelain tile flooring throughout. Enjoy the convenience of living in a waterfront building steps to all vibrant Lower Lonsdale has to offer: shopping, casual & fine dining, recreation and the waterfront. Owners also enjoy use of the Fitness Facility at the Pinnacle Pier Hotel with its indoor pool,gym,steam,sauna & whirlpool. Move in Ready!