


Active
R2641285
 Board: V
 Apartment/Condo

303 175 VICTORY SHIP WAY

North Vancouver
 Lower Lonsdale
 V7L 0G1

Residential Attached
\$1,550,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,550,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2018**
 Frontage(feet): Bathrooms: **2** Age: **4**
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,503.37**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **Yes** P.I.D.: **030-614-112** Tax Inc. Utilities?: **No**
 View: **Yes CITY & WATER** Tour: **Virtual Tour URL**
 Complex / Subdiv: **CASCADE AT THE PIER - WEST**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Concrete	Parking: Garage Underbuilding
Exterior: Concrete, Glass	Dist. to Public Transit: 1 BLOCK Dist. to School Bus: 1 BLOCK
Foundation: Concrete Perimeter	Title to Land: Freehold Strata
Renovations:	Property Disc.: No
# of Fireplaces: 0 R.I. Fireplaces: 0	Fixtures Leased: No
Fireplace Fuel:	Fixtures Rmvd: No
Fuel/Heating: Forced Air, Heat Pump	Floor Finish: Hardwood, Tile, Carpet
Outdoor Area: Balcony(s)	
Type of Roof: Tile - Concrete	

Legal: **STRATA LOT 27, 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, Ski Hill Nearby, Waterfront Property**
 Features: **Air Conditioning, Clothes Washer/Dryer, 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: West	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: \$518.72	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	14'6 x 9'0			x	1	Main	5	Yes
Main	Dining Room	14'0 x 8'0			x	2	Main	4	Yes
Main	Kitchen	14'9 x 8'4			x	3			
Main	Den	5'6 x 5'3			x	4			
Main	Master Bedroom	14'6 x 12'10			x	5			
Main	Walk-In Closet	10'6 x 5'8			x	6			
Main	Bedroom	11'9 x 10'2			x	7			
Main	Walk-In Closet	7'8 x 7'3			x	8			

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

Views to Vancouver and the water from this East facing 2 Bedroom & Den in a Waterfront building. This home is a spacious 1,152 sq.ft with open plan living, 9 ft ceilings, crown moulding, smooth ceilings & bedrooms on opposite sides. Both bedrooms have attached baths and walk in closets, the primary bedroom features a spa-like 5 piece en-suite. there is a den for your at home work space! The large cooks kitchen has a large island, Italian Scavolini kitchen cabinets and Bosch appliances including a gas cooktop. Engineered hardwood in the main living areas and cozy carpet in the bedrooms. Walking distances to shops, restaurants, Seabus & recreation in vibrant Lower Lonsdale. Cascade owners enjoy use of the Pinnacle Pier Hotel's fitness facility with gym & indoor pool next door. Move in ready!