

Active
R2702436
 Board: V
 Townhouse

165 VICTORY SHIP WAY

North Vancouver
 Lower Lonsdale
 V7L 1A1

Residential Attached

\$899,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$899,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2010**
 Frontage(feet): Bathrooms: **2** Age: **12**
 Frontage(metres): Full Baths: **1** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,209.59**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **028-195-817** Tax Inc. Utilities?:
 View: **No** : Tour:
 Complex / Subdiv: **ATRIUM WEST AT THE PIER**
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Ground Level Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces: **0**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tile - Concrete**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding, 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: **Hardwood, Tile**

Legal: **STRATA LOT 18, 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, 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): 426	Units in Development:	Tot Units in Strata: 178	Locker: Yes
Finished Floor (Above): 378	Exposure: North	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: \$467.81	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): 804 sq. ft.			
Unfinished Floor: 0			
Grand Total: 804 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'0 x 15'0			x	1	Main	2	No
Main	Kitchen	9'0 x 8'4			x	2	Above	5	Yes
Above	Master Bedroom	13'2 x 11'5			x	3			
Above	Den	5'7 x 4'2			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

Chic loft-style one plus den concrete townhouse with a large patio and your own front door! Live steps to all that vibrant Lower Lonsdale has to offer! Quality finishing: air conditioning, engineered hardwood, crown moulding, Bosch & Liebherr appliances, granite counters. You'll appreciate the convenient powder room on the main floor for guests and the spa-like 5 piece private ensuite upstairs. This home has 18ft. ceilings in the living room and large windows to let in the light, a cozy fireplace and air conditioning! Entertain friends on your own 194 sq.ft. patio or in the building's 3,000 sq.ft. amenity room complete with full kitchen and games area. You have use of the indoor lap pool, whirlpool, steam room, sauna, gym and sun terrace located next door. Great location & Move in Ready!