



Presented by:
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Active
R2466554
 Board: V
 Apartment/Condo

404 162 VICTORY SHIP WAY
 North Vancouver
 Lower Lonsdale
 V7L 0B4

Residential Attached
\$1,079,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Wynford**
 Mgmt. Co's Phone: **604-261-0285**
 View: **Yes: DT & Water**
 Complex / Subdiv: **Atrium at the Pier**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$598.80**

Original Price: **\$1,079,000**
 Approx. Year Built: **2010**
 Age: **10**
 Zoning: **CD**
 Gross Taxes: **\$2,908.95**
 For Tax Year: **2019**
 Tax Inc. Utilities?:
 P.I.D.: **028-195-868**
 Tour: **Virtual Tour URL**

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground, Visitor Parking		
Exterior: Concrete, Glass			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 block	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 178	Total Units in Strata: 178
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Forced Air, Hot Water, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Tile - Concrete			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Other, Recreation Facility, Snow removal**
 Legal: **PL BCS3786 LT 23 DL 274 LD 36. GROUP 1, & PT OF THE BED & FORESHORE OF BURREAD 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, Elevator, In Suite Laundry, Pool; Indoor, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 4'4			x			x
Main	Kitchen	13'4 x 8'4			x			x
Main	Dining Room	9'0 x 11'9			x			x
Main	Living Room	9'6 x 14'9			x			x
Main	Master Bedroom	14'8 x 10'2			x			x
Main	Bedroom	9'0 x 10'11			x			x
Main	Walk-In Closet	8'9 x 4'4			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,055	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Area:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,055 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,055 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Masters Realty**

Welcome to this bright & spacious SW facing home at The Atrium with corridor water & city lights views. Located in the most vibrant NShore location, "The Pier", this 2 bdrms, 2 full baths unit is ideal for those who enjoy life to the fullest. It features easy flow open layout, 9' ceilings, granite countertops, stainless steel appliances & good vibes. Walk out & you will find everything LoLo has to offer: Waterfront, Farmers market, Seabus, restaurants, art gallery, the Quay Market. Hike or bike the Spirit Trail, take a stroll on the sea wall, enjoying the waterfront ambience, dip in the ozonized swimming pool or work out in the gym - the choice is yours. You will love living here. If you treasure comfort & urban care free living in the heart of LoLo you will most likely be the next owner.