

|                         |    |                    |        |                            |             |
|-------------------------|----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |    | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1988        |
| <b>Frontage (ft):</b>   |    | <b>Bathrooms:</b>  | 3      | <b>Age:</b>                | 36          |
| <b>Lot Area:</b>        |    | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | RM-45       |
| <b>Flood Plain:</b>     | No | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$2,411.43  |
| <b>Rear Yard Exp:</b>   |    | <b>Maint. Fee:</b> | 285.05 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            |    |                    |        | <b>P.I.D.:</b>             | 009-616-713 |

|                         |                                  |                         |                                       |
|-------------------------|----------------------------------|-------------------------|---------------------------------------|
| <b>Style of Home:</b>   | 3 Storey                         | <b>Parking:</b>         | Total: 2 - Covered: 2                 |
| <b>Construction:</b>    | Frame - Wood                     | <b>Covered Parking:</b> | 2                                     |
| <b>Exterior:</b>        | Vinyl                            | <b>Parking Access:</b>  |                                       |
| <b>Foundation:</b>      |                                  | <b>Parking:</b>         | Garage Underbuilding, Visitor Parking |
| <b>Rain Screen:</b>     |                                  | <b>Locker:</b>          |                                       |
| <b>Renovations:</b>     |                                  | <b>Units in Dev:</b>    | 31                                    |
| <b># of Fireplaces:</b> |                                  | <b>Distance to:</b>     |                                       |
| <b>Water Supply:</b>    | City/Municipal                   | <b>Title to Land:</b>   | Freehold Strata                       |
| <b>Fuel/Heating:</b>    | Baseboard, Electric, Natural Gas | <b>Property Disc:</b>   | Yes                                   |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s)        | <b>PAD Rental:</b>      |                                       |
| <b>Type of Roof:</b>    | Asphalt                          | <b>Fixtures Leased:</b> | No                                    |
| <b>Floor Finish:</b>    | Mixed                            | <b>Fixtures Rmvd:</b>   | No                                    |

|                            |  |
|----------------------------|--|
| <b>View:</b>               |  |
| <b>Mgmt. Company:</b>      |  |
| <b>Complex / Subdiv:</b>   | ODYSSEY  |
| <b>Services Connected:</b> | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water   |
| <b>Legal:</b>              | STRATA LOT 9, PLAN NWS2702, SECTION 26, RANGE 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE |
| <b>Amenities:</b>          | In Suite Laundry   |
| <b>Site Influences:</b>    | Central Location, Gated Complex  |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm   |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest., Rentals Allwd w/Restrctns  |
| <b>Listing Broker(s):</b>  | Royal LePage Northstar Realty (S. Surrey)  |

| Floor | Type        | Dimensions  | Floor | Type        | Dimensions  |
|-------|-------------|-------------|-------|-------------|-------------|
| Main  | Living Room | 14'5 x 13'7 | Below | Family Room | 14'1 x 13'6 |
| Main  | Dining Room | 11'1 x 10'  | Below | Laundry     | 7'2 x 9'    |
| Main  | Kitchen     | 7'8 x 9'    |       |             |             |
| Main  | Eating Area | 7'3 x 8'6   |       |             |             |
| Main  | Foyer       | 3'11 x 5'7  |       |             |             |
| Above | Bedroom     | 14'5 x 14'6 |       |             |             |
| Main  | Bedroom     | 11'1 x 15'1 |       |             |             |

|                                |            |                            |                      |                       |                    |                 |
|--------------------------------|------------|----------------------------|----------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 646 sqft   | <b># Of Rooms:</b>         | 9                    | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 451 sqft   | <b># Of Kitchens:</b>      | 1                    | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 645 sqft   | <b># Of Levels:</b>        | 3                    | Above                 | 3                  | Yes             |
| <b>Finished Floor (Bsmnt):</b> | 0 sqft     | <b>Suite:</b>              | None                 | Above                 | 3                  | No              |
| <b>Finished Floor (Total):</b> | 1,742 sqft | <b>Crawl/Bsmnt Height:</b> |                      |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>           | Full, Fully Finished |                       |                    |                 |
| <b>Grand Total:</b>            | 1,742 sqft | <b>Beds In Bsmnt:</b>      | 0 / 2                |                       |                    |                 |
|                                |            | <b># Of Pets:</b>          | Cats: Yes, Dogs: Yes |                       |                    |                 |

Welcome to The Odyssey! This 1742 SQFT Townhouse in Surrey's City Centre offers easy access to shops, dining, SFU Surrey, the Skytrain / transit, walking trails and more! With 3 levels, 2 Bedrooms, and 3 bathrooms, it provides ample space for you and the family. Plus, enjoy 2 covered parking stalls and a private fenced backyard. This is your chance to own a spacious townhouse right in the heart of the ever-growing city. Bring your renovation ideas to enhance this unit's potential!