

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,336.48
Rear Yard Exp:		Maint. Fee:	1,363.97	For Tax Year:	2024
View:	Yes			P.I.D.:	018-932-894

Style of Home:	Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Concrete,Glass,Metal	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	109 - Total Units in Strata: 109
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump,Mixed	Property Disc:	Yes
Outdoor Area:	Patio(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains and City
Mgmt. Company:	Pacific Quorum - 604-521-0876
Complex / Subdiv:	ODYSSEY TOWER
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 109, BLOCK 5N, PLAN LMS1564, SECTION 26, RANGE 2W, 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
Amenities:	Elevator,Guest Suite,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25' x 15'	Main	Laundry	6'7 x 3'4
Main	Dining Room	12' x 12'			
Main	Family Room	17' x 14'			
Main	Kitchen	24' x 12'			
Main	Primary Bedroom	14' x 13'			
Main	Bedroom	15' x 10'			
Main	Bedroom	11' x 10'			

Finished Floor (Main):	2,116 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	2,116 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,116 sqft	# Of Pets:				

Welcome home to 'ODYSSEY TOWER', centrally located in City Centre; walking distance to the Skytrain, SFU, the new library, performing arts centre, recreation centre, the hospital and shopping; doesn't get anymore convenient than this! This PENTHOUSE features a 1,000 square foot PRIVATE ROOFTOP Garden with glorious 270 degree view of the City, Mountains, Gulf Islands, Vancouver Island, Mount Baker and Cascades. This unit features numerous upgrades including a high end Air Conditioning/Heating system, new flooring, stone counters. The 3rd bedroom was converted into a custom designed office w/mahogany panelling, desk and built-in cabinets and so much more. Comes w/2 parking & storage. Building amenities include a pool, guest suite, gym, games area. Don't wait, this one won't last long!