



Presented by:
Maria Senajova PREC*
 Stihavn Real Estate Services
 Phone: 604-657-1110
<http://www.vancouverurbanhomes.com>
maria@vancouverurbanhomes.com



Sold
R2645217
 Board: V
 1/2 Duplex

98 4638 ORCA WAY
 Tsawwassen
 Tsawwassen North
 V4M 0C2

Residential Attached
\$999,000 (LP)
\$1,180,000 (SP)



Sold Date: **1/31/2022** If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **3**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **3**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: **Yes** P.I.D.: **031-138-233**
 View: **Yes : Trees & Backyard**
 Complex / Subdiv: **Seaside**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$999,000**
 Approx. Year Built: **2020**
 Age: **2**
 Zoning: **RM2**
 Gross Taxes: **\$3,725.13**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 Tour:

Style of Home: **2 Storey w/ Bsmt., Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces: **0**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt, Metal, Other**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Side**
 Parking: **Add. Parking Avail., Garage; Double, Visitor Parking**
 Dist. to Public Transit: **1BLK** Dist. to School Bus:
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 98, PLAN EPS4960, DISTRICT LOT 169, GROUP 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 V**

Amenities: **Club House, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Storage**

Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 972	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 691	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 392	Maint Fee: \$485.83	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer		
Finished Floor (Total): 2,055 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,055 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: **None**
 Basement: **Fully Finished, Separate Entry**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **12**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Master Bedroom	15'5 x 12'2	Bsmt	Laundry	6'6 x 5'10	1	Main	4	Yes
Main	Dining Room	13'1 x 11'11	Above	Bedroom	12'8 x 11'4	2	Above	4	Yes
Main	Living Room	14'11 x 12'7	Above	Bedroom	12'10 x 12'4	3	Bsmt	3	No
Main	Foyer	11'9 x 3'7	Above	Flex Room	10'7 x 3'11	4			
Main	Kitchen	11'8 x 11'6			x	5			
Main	Patio	23'2 x 11'10			x	6			
Main	Walk-In Closet	8'8 x 4'9			x	7			
Bsmt	Media Room	16'4 x 11'10			x	8			

Listing Broker(s): **Century 21 In Town Realty**

RARELY AVAILABLE, 1/2 Duplex with over 2000 square feet of living space. Minutes away from the ferry terminal, Tsawwassen Mills, Centennial beach and golf courses. Spacious open floor plan, 10' ceilings & a large flex space in the basement that can easily be converted into a 4th bedroom. The Seaside Club offers 10,000 sf of indoor and outdoor fun - a pool, fitness center, kids play area and great room. Pets and rentals are welcome. This home has it all. FIRST SHOWING Wednesday Jan 25 5-7PM. Book your showing today!