



Presented by:
Maria Senajova PREC*

Stilhavn Real Estate Services
Phone: 604-657-1110
<http://www.vancouverurbanhomes.com>
maria@vancouverurbanhomes.com



Pending
R3083404

Board: V
Townhouse

36 4716 ORCA WAY

Tsawwassen
Tsawwassen North
V4M 0E5

Residential Attached

\$799,000 (LP)

\$793,000 (SP)



Sold Date: **2/2/2026** If new,GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **3** Original Price: **\$799,000**
Frontage(feet): Bathrooms: **3** Approx. Year Built: **2022**
Frontage(metres): Full Baths: **2** Age: **4**
Depth / Size (ft.): Half Baths: **1** Zoning: **RM2**
Sq. Footage: **0.00** Gross Taxes: **\$3,314.19**
Flood Plain: P.I.D.: **031-590-403** For Tax Year: **2024**
View: **Yes : Garden** Tax Inc. Utilities?: **No**
Complex / Subdiv: **SEASIDE WEST** Tour:
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Grgge/Double Tandem**
Dist. to Public Transit:
Title to Land: **Leasehold prepaid-Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 42, PLAN EPS7660, 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: **Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **659**
Finished Floor (Above): **676**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **111**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,446 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,446 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **AWM ALLIANCE** Tot Units in Strata:
Maint Fee: **\$401.07** Storeys in Building:
Maint Fee Includes: **Gardening, Management, Recreation Facility** Mgmt. Co's #: **604-685-3227**
Locker: **No**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'3 x 15'0			x	1	Main	2	No
Main	Dining Room	11'0 x 10'8			x	2	Above	3	Yes
Main	Kitchen	16'4 x 11'9			x	3	Above	4	No
Above	Primary Bedroom	14'3 x 12'0			x	4			
Above	Bedroom	13'0 x 9'0			x	5			
Above	Bedroom	11'6 x 9'0			x	6			
Below	Foyer	6'2 x 4'0			x	7			
					x	8			

Listing Broker(s): **Sutton Group - Vancouver First Realty**

Welcome to Seaside West by MOSAIC. This 3 bed, 2.5 bath, 1,446 sqft beautiful home offers open concept layout & extra large windows that flood the interior with abundant natural light. Spacious living room designed for everyday comfort & functionality. Gourmet kitchen is equipped with quartz countertops, SS appliances, and a large island, ideal for meal preparation or hosting gatherings. Upstairs, a spacious master bedroom with room for a king-size bed, an ensuite bathroom, 2 additional bedrooms, and a full bath. Enjoy spacious balcony & garden patio, providing ample outdoor space for relaxation & entertaining. Amenities: over 10,000 sqft indoor & outdoor space including club house, gym, pool, & kids play area. Close proximity to the Tsawwassen Mills, golf course, restaurants & schools.