



Presented by:  
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**Sold**  
**R2867322**  
Board: V  
Townhouse

**94 4638 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$978,000 (LP)**  
**\$970,000 (SP)**



List Date: **4/7/2024** If new, GST/HST inc?:  
Days On Market: **19** Bedrooms: **4**  
Sold Date: **4/26/2024** Bathrooms: **3**  
Meas. Type: **Feet** Full Baths: **3**  
Frontage(feet): Half Baths: **0**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-018-823**  
Sq. Footage: **0.00**  
View: :  
Complex / Subdiv: **Seaside**  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: Water Supply: **City/Municipal**

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport; Single, Garage; Single**  
Dist. to Public Transit: **3 Blocks** Dist. to School Bus:  
Title to Land: **First Nations Lease**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: **Yes: Dining room chandelier Blackout drapes - 2 western bedrooms**  
Floor Finish:

Legal: **STRATA LOT 94 DISTRICT LOT 169 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4960TOGETHER 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, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): **663**  
Finished Floor (Above): **682**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **306**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,651 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,651 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **AWM Alliance Real Estate Group**  
Maint Fee: **\$466.25**  
Maint Fee Includes: **Gardening, Management, Recreation Facility**

Tot Units in Strata: **125** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest.**  
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	Living Room	15'3 x 13'1			x	1	Above	4	No
Main	Kitchen	16'2 x 11'11			x	2	Above	3	Yes
Main	Dining Room	15'3 x 10'7			x	3	Below	3	Yes
Above	Primary Bedroom	13'11 x 12'1			x	4			
Above	Bedroom	11'6 x 8'11			x	5			
Above	Bedroom	10'5 x 9'0			x	6			
Below	Bedroom	11'7 x 10'11			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Regency Realty**

**Seaside - gracious townhome living at this desirable & convenient location! Well planned, built & finished with an airy open floor plan, high ceilings & modern finishes. Gourmet's delight kitchen with large island & plenty of space & storage. Sunny & spacious western deck. Extra Br & Bt on the entry level. Easy access to beach, nature trails, nearby Tsawwassen Mills shopping & transit route. Amenity centre with stunning pool deck, well supplied fitness studio, entertaining salon, games room for little ones & much more. Enjoy good living in this beautifully appointed home in a wonderful location!**