



Presented by:
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Pending
R3067959

Board: V
Townhouse

55 4638 ORCA WAY

Tsawwassen
Tsawwassen North
V4M 0C2

Residential Attached

\$999,000 (LP)

\$979,000 (SP)



Sold Date: 1/14/2026	If new,GST/HST inc?:	Original Price: \$999,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 6
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,924.18
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-018-432	Tax Inc. Utilities?: No
View: : Partial forest		Tour: Virtual Tour URL
Complex / Subdiv: Seaside		
First Nation:		
Services Connctd: Community, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 55, 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, Playground, Pool; Outdoor**
Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main):	741
Finished Floor (Above):	711
Finished Floor (AbvMain2):	0
Finished Floor (Below):	298
Finished Floor (Basement):	0
Finished Floor (Total):	1,750 sq. ft.
Unfinished Floor:	0
Grand Total:	1,750 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **AWM Alliance**
Maint Fee: **\$538.29**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

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

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **11**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
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	Foyer	6'8 x 4'5	Above	Bedroom	10'5 x 9'5	1	Above	4	Yes
Main	Mud Room	5'0 x 4'0	Below	Bedroom	14'0 x 9'6	2	Below	3	Yes
Main	Living Room	16'0 x 14'0	Below	Storage	5'0 x 4'0	3			No
Main	Dining Room	14'0 x 11'0			x	4	Above	4	No
Main	Kitchen	13'3 x 8'8			x	5			No
Main	Family Room	12'3 x 10'1			x	6			No
Above	Primary Bedroom	13'0 x 11'6			x	7			No
Above	Bedroom	11'7 x 9'0			x	8			No

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

Welcome to this beautiful, bright 1,750 sq.ft. 4-bedroom, 4-bath END unit townhome in one of Tsawwassen's premier communities - SEASIDE by MOSAIC. This exceptional home features 10 ft. ceilings on the main floor, extra windows for abundant natural light, & a well-planned layout with bathrooms on every level. Upstairs, you'll find 3 spacious bedrooms, with an additional 4th bedroom on the lower level. Enjoy an open-concept main living area, a double garage, & a fenced yard ideal for kids & pets. Residents have exclusive access to the SEASIDE Amenities Club, offering a swimming pool, fitness centre, party room, & more! SEASIDE is just minutes from Tsawwassen Mills shopping, BC Ferries, Tsawwassen Springs Golf Course, parks, & beautiful beaches.