



Presented by:
Maria Senajova PREC*

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

stilhavn
REAL ESTATE SERVICES

Pending
R2945267
Board: V
Townhouse

3 4726 ORCA WAY

Tsawwassen
Tsawwassen North
V4M 0E7

Residential Attached

\$928,000 (LP)

\$915,000 (SP)



Sold Date: 4/24/2025	If new, GST/HST inc?: Yes	Original Price: \$978,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 3	Zoning: RM2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 031-671-039	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: SEASIDE BY MOSSAIC		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Vinyl, Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Single**
Dist. to Public Transit:
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **STRATA LOT 3, PLAN EPS7672, 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, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **688**
Finished Floor (Above): **720**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **341**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,749 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,749 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **DWELL**
Maint Fee: **\$452.80**
Maint Fee Includes: **Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **3**
of Rooms: **7**

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

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'3 x 13'5			x	1	Main	3	Yes
Main	Kitchen	17'8 x 12'0			x	2	Above	4	No
Main	Dining Room	15'4 x 10'9			x	3	Above	3	No
Above	Primary Bedroom	12'4 x 13'4			x	4			
Above	Bedroom	13'8 x 9'2			x	5			
Above	Bedroom	11'7 x 9'0			x	6			
Below	Bedroom	10'11 x 11'8			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Crest Realty**

Seaside by MOSAIC is located in Sunny Tsawwassen, minutes drive away to shopping, golfing, and the beach! This 4 Bedroom + 3 bathroom Townhome is perfect for any up-sizers or down-sizers looking to move into a community-oriented neighbourhood. The main floor is OPEN and AIRY, with 10-ft ceilings and a well-equipped kitchen separating the formal dining space and living room. On the ground level, there is a sizeable bedroom with a full bathroom as well. The Seaside Amenities Club comes equipped with a pool, fitness centre, party room and more. Call to book your appointment today!