



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Sold
R2687429
 Board: V
 Townhouse

58 4656 ORCA WAY
 Tsawwassen
 Tsawwassen North
 V4M 0C9

Residential Attached
\$999,900 (LP)
\$999,900 (SP)



Sold Date: **6/5/2022** If new, GST/HST inc?:
 Meas. Type: Bedrooms: **4**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **3**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **031-368-492**
 View: :
 Complex / Subdiv: **Seaside**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$999,900**
 Approx. Year Built: **2021**
 Age: **1**
 Zoning: **RM2**
 Gross Taxes: **\$0.00**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour:

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Carport & Garage**
 Dist. to Public Transit:
 Title to Land: **Leasehold prepaid-Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **Yes: monitored security system**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 58 DISTRICT LOT 169 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5770 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, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 659	Units in Development:	Tot Units in Strata: 77	Locker: No
Finished Floor (Above): 680	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 337	Maint Fee: \$415.24	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,676 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,676 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: No Airbnb type rentals. Pets: no vicious breeds		
# of Levels: 3			
# of Rooms: 10			

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

Listing Broker(s): **eXp Realty (Branch)**

Seaside by Mosaic is RESORT STYLE LIVING at its finest! This quality built home has a kitchen that sizzles; w crisp, clean white cabinets w black accent pulls, large double sink, S/S appliances, a massive kitchen island w tons of storage & soaring 10ft ceilings make this home ideal for entertaining. Beautiful custom built-ins have been installed in the dining room, bedroom/office on the garden level & in the master bedroom closets. An oversized elegant electric fireplace has been built into custom cabinets in the living room for you to cozy up to. The exclusive Seaside Club for members only has an outdoor pool, kids room with ping pong table & beautiful lounge for larger gatherings. Just mins. from the SFPR, you'll have easy access to the ferries & destination shopping at Tsawwassen Mills.