



Presented by:  
**Maria Senajova PREC\***

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

**stilhavn**  
REAL ESTATE SERVICES

**Closed**  
**R2935615**

Board: V  
Townhouse

**28 4716 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0E5

Residential Attached

**\$879,900** (LP)

**\$855,000** (SP)



Sold Date:	<b>1/30/2025</b>	If new, GST/HST inc?:	Original Price: <b>\$899,900</b>
Meas. Type:	<b>Feet</b>	Bedrooms:	<b>3</b>
Frontage(feet):		Bathrooms:	<b>3</b>
Frontage(metres):		Full Baths:	<b>2</b>
Depth / Size (ft.):		Half Baths:	<b>1</b>
Sq. Footage:	<b>0.00</b>		
Flood Plain:		P.I.D.: <b>031-590-322</b>	Tax Inc. Utilities?:
View:	<b>Yes : GREENBELT, GOLF COURSE, WATER</b>		
Complex / Subdiv:	<b>Seaside</b>		
First Nation:			
Services Connctd:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Grge/Double Tandem**  
Dist. to Public Transit:  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 34, 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: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **660**  
Finished Floor (Above): **675**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **110**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,445 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,445 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: **# of Levels: 3**  
# of Kitchens: **1** **# of Rooms: 6**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **AWM Alliance**  
Maint Fee: **\$387.53**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer**

Tot Units in Strata: **52** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?:

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

# of Pets: **Cats:Yes Dogs: Yes**

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

Listing Broker(s): **Macdonald Realty Westmar**

**Welcome to Seaside by Mosaic Homes! This upgraded townhouse backs onto a greenbelt with views of Tsawwassen Springs Golf Course and an unobstructed front view to the ocean. Featuring \$30k in upgrades, this home includes premium stainless steel appliances, a custom built-in wall unit, luxury vinyl plank flooring upstairs, new high-tread carpet on stairways, custom shelving in master closets, and a paved patio. The open-concept layout offers a gourmet kitchen with stone countertops, sleek cabinetry, and an oversized island. With 3 bedrooms, 2.5 bathrooms, 1,445 sqft, and a double car tandem garage, this home is designed for comfort and functionality. Enjoy your private fenced backyard, perfect for entertaining, or take in tranquil views from the oversized balcony.**