



Presented by:
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Sold
R2781668

Board: V
 Townhouse

40 4656 ORCA WAY

Tsawwassen
 Tsawwassen North
 V4M 4G4

Residential Attached

\$769,000 (LP)

\$755,000 (SP)



Sold Date: **6/30/2023** If new,GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **1**
 Sq. Footage: **0.00**
 Flood Plain: **No** P.I.D.: **031-446-434**
 View: **No**
 Complex / Subdiv: **SEASIDE**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$789,000**
 Approx. Year Built: **2021**
 Age: **2**
 Zoning: **RM2**
 Gross Taxes: **\$2,702.48**
 For Tax Year: **2023**
 Tax Inc. Utilities?: **No**
 Tour: **Virtual Tour URL**

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

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

Reno. Year: **2021**
 Rain Screen: **Full**
 Metered Water: **No**
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Carport; Single, Garage; Single, Visitor Parking**
 Dist. to Public Transit: **300 METRES** Dist. to School Bus: **2.4 KM**
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **031-446-434 STRATA LOT 76, PLAN EPS5770, 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, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Refrigerator**

Finished Floor (Main): **488**
 Finished Floor (Above): **488**
 Finished Floor (AbvMain2): **220**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,196 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,196 sq. ft.**

Units in Development: **292**
 Exposure: **West**
 Mgmt. Co's Name: **AWM ALLIANCE**
 Maint Fee: **\$333.21**
 Maint Fee Includes: **Electricity, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **77** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-685-3227**
 Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**
 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 | 12'2 x 13'3 | | | x | 1 | Above | 3 | Yes |
| Main | Dining Room | 8'9 x 10'4 | | | x | 2 | Above | 3 | No |
| Main | Kitchen | 12' x 12' | | | x | 3 | Below | 2 | No |
| Above | Primary Bedroom | 14' x 12'2 | | | x | 4 | | | |
| Above | Bedroom | 12'2 x 11'4 | | | x | 5 | | | |
| Below | Den | 7'8 x 7'6 | | | x | 6 | | | |
| | | | | | x | 7 | | | |
| | | | | | x | 8 | | | |

Listing Broker(s): **Sutton Group Seafair Realty**

Seaside Living! Come join the fabulous Seaside community and move into a fabulous 2 bedroom + den townhouse in the attractive "Raven Block" of Seaside North, built by renowned developer Mosaic in 2021. Seaside puts you just steps from Tsawwassen Beach, shopping at Tsawwassen Mills and Tsawwassen Springs golf course and the nearby restaurants and patio at Pat Quinn's. This almost new 1,196 sf townhome has been lived in by one owner and is in immaculate condition. The Seaside Clubhouse amenity is steps away and features an outdoor pool, party room, workout facility, and games room. You will love it here.