



Presented by:
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Sold
R2877692
Board: V
Townhouse

22 4656 ORCA WAY
Tsawwassen
Tsawwassen North
V4M 0C9

Residential Attached
\$759,000 (LP)
\$752,000 (SP)



List Date: **5/1/2024** If new, GST/HST inc?:
Days On Market: **21** Bedrooms: **2**
Sold Date: **5/22/2024** Bathrooms: **3**
Meas. Type: Full Baths: **2**
Frontage(feet): Half Baths: **1**
Frontage(metres): Flood Plain:
Depth / Size (ft.): P.I.D.: **031-303-447**
Sq. Footage: **0.00**
View: :
Complex / Subdiv: **Seaside North**
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$759,000**
Approx. Year Built: **2021**
Age: **3**
Zoning: **RM2**
Gross Taxes: **\$2,702.48**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Sewer Type: **Community** Water Supply: **Community**

Style of Home: **3 Storey**
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), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Single, Open, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 38, 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, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Freezer, Garage Door Opener, Microwave, Sprinkler - Fire**

Finished Floor (Main): 516	Units in Development:	Tot Units in Strata: 77	Locker: No
Finished Floor (Above): 516	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 235	Maint Fee: \$333.84	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,267 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,267 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	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 10'5			x	2	Above	4	No
Main	Kitchen	12'2 x 12'2			x	3	Below	2	No
Above	Primary Bedroom	12'2 x 11'11			x	4			
Above	Bedroom	12'2 x 11'4			x	5			
Below	Den	7'9 x 7'6			x	6			
Below	Foyer	6'11 x 3'11			x	7			
					x	8			

Listing Broker(s): **Macdonald Realty** **RE/MAX City Realty**

Welcome to Seaside and this terrific contemporary townhome at 1,267 sf. Step inside and you'll appreciate 10' ceilings, open concept living and oversized windows offering loads of light. Generous main floor living opens to your private balcony where you can enjoy Western exposed evening sunsets. Upstairs offers 2 spacious bedrooms, 2 full baths and ample closets. On the lower level you'll find a versatile den, separate powder/laundry and access to your spacious garage. Nestled in this amazing complex and vibrant community, enjoy the spectacular clubhouse, gym and outdoor pool or simply stroll to the beach. This is Seaside living.