



Presented by:
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Sold
R2865574
Board: V
Townhouse

93 4638 ORCA WAY
Tsawwassen
Tsawwassen North
V4M 0C2

Residential Attached
\$995,000 (LP)
\$977,500 (SP)



List Date: **4/3/2024** If new, GST/HST inc?:
Days On Market: **7** Bedrooms: **4**
Sold Date: **4/10/2024** Bathrooms: **3**
Meas. Type: Full Baths: **3**
Frontage(feet): Half Baths: **0**
Frontage(metres): Flood Plain:
Depth / Size (ft.): P.I.D.: **031-018-815**
Sq. Footage: **0.00**
View: :
Complex / Subdiv: **Seaside**
Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$995,000**
Approx. Year Built: **2020**
Age: **4**
Zoning: **MF**
Gross Taxes: **\$3,412.51**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **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, Metal**

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

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

Dist. to School Bus:

Legal: **STRATA LOT 93, PLAN EPS4960, 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, Recreation Center**

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

Features:

Finished Floor (Main): 682	Units in Development:	Tot Units in Strata: 125	Locker:
Finished Floor (Above): 708	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #:	
Finished Floor (Below): 359	Maint Fee: \$466.25	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,749 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,749 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
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	15'3 x 13'2	Below	Foyer	12'10 x 4'	1	Above	4	No
Main	Dining Room	15'3 x 10'7			x	2	Above	3	Yes
Main	Kitchen	16'2 x 11'11			x	3	Below	3	No
Above	Primary Bedroom	13'4 x 12'2			x	4			
Above	Bedroom	10'11 x 9'2			x	5			
Above	Bedroom	9'1 x 9'1			x	6			
Above	Laundry	4'9 x 3'			x	7			
Below	Bedroom	11'7 x 10'10			x	8			

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

Seaside by MOSAIC is located in Sunny Tsawwassen. This 1,749 square foot home with 4 Bedroom + 3 bathroom is perfect for families, couples or down-sizers looking to move into a community-oriented neighbourhood. The main floor is OPEN and AIRY, with 10-ft ceilings, gourmet kitchen with huge island, bright and spacious dining area and living area that leads to outdoor balcony. Loads of updates throughout. Enjoy the community with the Seaside Club featuring outdoor pool, fitness centre, kids play area and great room. Locate just minutes to Tsawwassen Springs golf & restaurant, Tsawwassen Mills shopping, Southpointe School, ferries and easy access to YVR...or walk the community, visit the seashore and enjoy!