



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

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**stilhavn**  
REAL ESTATE SERVICES

**Closed**  
**R2956133**  
Board: V  
Townhouse

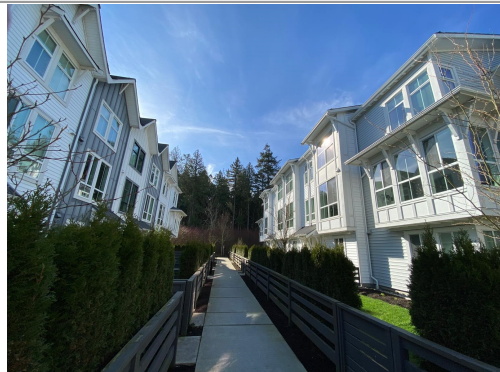
**65 4638 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached

**\$914,999** (LP)

**\$914,999** (SP)



Sold Date: **3/13/2025** If new, GST/HST inc?: **No** Original Price: **\$974,999**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2020**  
Frontage(feet): Bathrooms: **3** Age: **5**  
Frontage(metres): Full Baths: **3** Zoning: **STRATA**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,579.62**  
Sq. Footage: **0.00** For Tax Year: **2024**  
Flood Plain: P.I.D.: **031-018-530** Tax Inc. Utilities?: **No**  
View: **No** Tour: **Virtual Tour URL**  
Complex / Subdiv: **SEASIDE SOUTH**  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Partly**  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2021**  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single**  
Dist. to Public Transit: **200M** Dist. to School Bus: **2.4KM**  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Mixed**

Legal: **031-018-530 STRATA LOT 65, 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, In Suite Laundry, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Sprinkler - Fire**

Finished Floor (Main): **665**  
Finished Floor (Above): **682**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **346**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,693 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,693 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

Units in Development: **292** Tot Units in Strata: **125** Locker: **No**  
Exposure: **West** Storeys in Building: **3**  
Mgmt. Co's Name: **AWM ALLIANCE REAL ESTATE GROUP** Mgmt. Co's #: **604-685-3227**  
Maint Fee: **\$524.58** Council/Park Apprv?: **No**  
Maint Fee Includes: **Garbage Pickup, Management, Other, Recreation Facility, Snow removal**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Kitchen         | 16'0 x 15'2  |       |      | x          | 1    | Below | 3           | No       |
| Main  | Living Room     | 15'3 x 13'1  |       |      | x          | 2    | Above | 3           | Yes      |
| Main  | Dining Room     | 15'2 x 10'8  |       |      | x          | 3    | Above | 4           | No       |
| Above | Primary Bedroom | 18'4 x 12'2  |       |      | x          | 4    |       |             |          |
| Above | Bedroom         | 11'6 x 9'    |       |      | x          | 5    |       |             |          |
| Above | Bedroom         | 10'11 x 9'   |       |      | x          | 6    |       |             |          |
| Below | Bedroom         | 11'7 x 10'11 |       |      | x          | 7    |       |             |          |
|       |                 | x            |       |      | x          | 8    |       |             |          |

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

**This 4 bed, 3 bath home is 5 years new, 1 block from Tsawwassen Beach, and includes access to an outdoor pool, gym and 2 private event spaces. All carpeting in this home has been replaced with over \$20k in water-resistant laminate flooring. Other upgrades (an additional \$15k) include new Anthropologie blackout drapes, a stunning Crate and Barrel chandelier, Fischer and Paykel fridge, ceiling fan in the master, and fresh paint throughout. Unit 65 is tucked away, near the forest, and features a sunny, west-facing patio; the highway cannot be seen or heard from this location. This D Unit plan offers the same interior functionality of the larger units in this complex, at a lower price. Don't miss out on this exceptional home -- nothing to do but move in.**



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**stilhavn**  
REAL ESTATE SERVICES

**Pending**  
**R2945267**  
Board: V  
Townhouse

**3 4726 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0E7

Residential Attached

**\$928,000** (LP)

**\$915,000** (SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date: <b>4/24/2025</b>   | If new, GST/HST inc?: <b>Yes</b>    | Original Price: <b>\$978,000</b> |
| Meas. Type:   | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>2022</b>  |
| Frontage(feet):   | Bathrooms: <b>3</b>                 | Age: <b>3</b>                    |
| Frontage(metres):   | Full Baths: <b>3</b>                | Zoning: <b>RM2</b>               |
| Depth / Size (ft.):   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$0.00</b>       |
| Sq. Footage: <b>0.00</b>  |                                     | For Tax Year:                    |
| Flood Plain:  | P.I.D.: <b>031-671-039</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>:</b>  |                                     | Tour:                            |
| Complex / Subdiv: <b>SEASIDE BY MOSSAIC</b>                               |                                     |                                  |
| First Nation  |                                     |                                  |
| Services Connctd: <b>Community, Electricity, Natural Gas, Storm Sewer</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, Vinyl, Wood**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
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:  
Parking: **Add. Parking Avail., Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **STRATA LOT 3, PLAN EPS7672, 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, Recreation Center**

Site Influences: **Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **688**  
Finished Floor (Above): **720**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **341**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,749 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,749 sq. ft.**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 3**  
# of Kitchens: **1** **# of Rooms: 7**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **DWELL**  
Maint Fee: **\$452.80**  
Maint Fee Includes: **Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker: **No**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 15'3 x 13'5  |       |      | x          | 1    | Main  | 3           | Yes      |
| Main  | Kitchen         | 17'8 x 12'0  |       |      | x          | 2    | Above | 4           | No       |
| Main  | Dining Room     | 15'4 x 10'9  |       |      | x          | 3    | Above | 3           | No       |
| Above | Primary Bedroom | 12'4 x 13'4  |       |      | x          | 4    |       |             |          |
| Above | Bedroom         | 13'8 x 9'2   |       |      | x          | 5    |       |             |          |
| Above | Bedroom         | 11'7 x 9'0   |       |      | x          | 6    |       |             |          |
| Below | Bedroom         | 10'11 x 11'8 |       |      | x          | 7    |       |             |          |
|       |                 | x            |       |      | x          | 8    |       |             |          |

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

**Seaside by MOSAIC is located in Sunny Tsawwassen, minutes drive away to shopping, golfing, and the beach! This 4 Bedroom + 3 bathroom Townhome is perfect for any up-sizers or down-sizers looking to move into a community-oriented neighbourhood. The main floor is OPEN and AIRY, with 10-ft ceilings and a well-equipped kitchen separating the formal dining space and living room. On the ground level, there is a sizeable bedroom with a full bathroom as well. The Seaside Amenities Club comes equipped with a pool, fitness centre, party room and more. Call to book your appointment today!**