



Presented by:
Maria Senajova PREC*

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

stilhavn
REAL ESTATE SERVICES

Pending
R2977534

Board: V
Townhouse

24 4726 ORCA WAY

Tsawwassen
Tsawwassen North
V4M 0E7

Residential Attached

\$889,000 (LP)

\$860,000 (SP)



Sold Date: **4/23/2025** If new, GST/HST inc?: **Yes** Original Price: **\$899,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2022**
Frontage(feet): Bathrooms: **3** Age: **3**
Frontage(metres): Full Baths: **2** Zoning: **RES**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,270.48**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: P.I.D.: **031-671-241** Tax Inc. Utilities?: **No**
View: **Yes : GREEN BELT, PEEK-A-BOO OCEAN** Tour: **Virtual Tour URL**
Complex / Subdiv: **Seaside West II**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
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: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt, Metal**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Dist. to Public Transit: **5 min walk** Dist. to School Bus:
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Living room ceiling light**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 24, 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, Garden, In Suite Laundry, Playground, Pool; Outdoor**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **670**
Finished Floor (Above): **689**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **125**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,484 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,484 sq. ft.**

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

Units in Development: **38** Tot Units in Strata: **38** Locker: **No**
Exposure: Storeys in Building: **3**
Mgmt. Co's Name: **Dwell Property Management** Mgmt. Co's #: **604-248-4078**
Maint Fee: **\$362.82** Council/Park Apprv?: **No**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

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

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: **min 90 days, no temp accomodation or short term-enterprise**

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

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Bright & serene 3-bed home in Seaside West II. Welcome to coastal living at its finest! Tucked away on a quiet dead-end street, this home is steps from the Seaside park and backs onto the lush greenbelt—ideal for birdwatching, it's a nature lover's dream! Inside you'll find the kitchen at the heart of the home, with 10' ceilings on the main floor, an extra large living area, and seamless access to your private patio. The top-floor offers peek-a-boo ocean views and the perfect spot to unwind. Upgraded with built-in California Closets throughout, including extra storage in the finished garage. Includes use of the Seaside Clubhouse with well equipped fitness center, outdoor pool, games room and social areas. Convenient location to top-rated schools, Tsawwassen Mills and Ocean-side trails.