



Presented by:
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Sold
R2644432
 Board: V
 Townhouse

35 4638 ORCA WAY
 Tsawwassen
 Tsawwassen North
 V4M 0C2

Residential Attached
\$799,000 (LP)
\$798,000 (SP)



Sold Date: **2/21/2022** 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.: **030-875-331**
 View: **Yes : OCEAN VIEW**
 Complex / Subdiv: **SEASIDE SOUTH**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$899,000**
 Approx. Year Built: **2019**
 Age: **3**
 Zoning: **RM2**
 Gross Taxes: **\$0.00**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 Tour:

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

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

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

Legal: **STRATA LOT 35, 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: **None**

Site Influences:
 Features:

Finished Floor (Main): **488**
 Finished Floor (Above): **488**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **195**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,171 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,171 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$277.24**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

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

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

Bylaws Restrictions: **No Restrictions**
 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	13'1 x 12'1			x	1	Below	2	No
Main	Dining Room	8'9 x 10'5			x	2	Above	4	No
Main	Kitchen	12'1 x 10'2			x	3	Above	4	Yes
Above	Master Bedroom	10'10 x 9'11			x	4			
Above	Bedroom	9'11 x 8'18			x	5			
Below	Den	7'9 x 7'5			x	6			
					x	7			
					x	8			

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

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