



Presented by:  
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**Closed**  
**R2896015**  
 Board: V  
 Townhouse

**67 4638 ORCA WAY**  
 Tsawwassen  
 Tsawwassen North  
 V4M 0C2

Residential Attached  
**\$1,090,000 (LP)**  
**\$1,090,000 (SP)**



List Date: **6/18/2024** If new, GST/HST inc?: **Yes** Original Price: **\$1,090,000**  
 Days On Market: **1** Bedrooms: **4** Approx. Year Built: **2020**  
 Sold Date: **6/19/2024** Bathrooms: **4** Age: **4**  
 Meas. Type: Full Baths: **3** Zoning: **MF**  
 Frontage(feet): Half Baths: **1** Gross Taxes: **\$3,714.81**  
 Frontage(metres): Flood Plain: For Tax Year: **2023**  
 Depth / Size (ft.): P.I.D.: **031-018-556** Tax Inc. Utilities?:  
 Sq. Footage: **0.00** Tour: **Virtual Tour URL**  
 View: :  
 Complex / Subdiv: **SEASIDE SOUTH**  
 Services Connctd: **Electricity, Water**

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

Style of Home: **3 Storey, Corner Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:  
 Parking: **Carport & Garage, Carport; Multiple, Garage; Double**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **First Nations Lease**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 67, 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, Playground, Pool; Outdoor, Recreation Center**

Site Influences:  
 Features:

Finished Floor (Main): <b>789</b>	Units in Development: <b>125</b>	Tot Units in Strata: <b>125</b>	Locker:
Finished Floor (Above): <b>747</b>	Exposure:	Storesys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM Alliance</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>314</b>	Maint Fee: <b>\$478.44</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,850 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,850 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite:	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'11 x 13'11	Below	Other	19'8 x 18'10	1	Main	2	No
Main	Dining Room	13'1 x 11'5	Above	Storage	4'10 x 4'1	2	Above	4	Yes
Main	Kitchen	11'10 x 11'2	Above	Primary Bedroom	12'11 x 11'7	3	Above	4	No
Main	Eating Area	10'10 x 7'7	Above	Bedroom	10'5 x 9'7	4	Below	3	Yes
Main	Other	19'8 x 8'1	Above	Bedroom	11'7 x 9'0	5			
Below	Mud Room	5'0 x 4'1	Main	Patio	29'1 x 18'1	6			
Below	Bedroom	13'11 x 9'6			x	7			
Below	Storage	11'11 x 4'1			x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

**Your own climbing wall for under \$1.1M & 4 bdrm 1,850sf CORNER townhome is included! It's a family sanctuary, flooded with light, tailor-made for comfort & fun. Mud room at the entry lvl, 4th bdrm & full ensuite bath on the lower lvl offering extra space for guests or a perfect home office, 10' ceilings, large balcony & gated private green space creates seamless indoor/ outdoor living. I was not kidding about the climbing wall in your garage + additional storage & 2 parking spots in the driveway. 10,000+ sq ft Clubhouse w/ outdoor pool, gym, ping pong & games room + chic lounge for adults to unwind. 3 parks to frolic in. Tsw Mills Mall, Tsw Springs Golf Course, Beaches, Boardwalk, ferry terminal, quaint diners, boutique stores & excellent schools all steps away. Come and see for yourself!**