



Presented by:
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Sold **R2689887** **17 4716 ORCA WAY** Residential Attached
 Board: V Tsawwassen **\$729,000 (LP)**
 Townhouse Tsawwassen North **\$832,000 (SP)**



Sold Date: **5/25/2022** If new, GST/HST inc?: **No** Original Price: **\$729,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **3** Age: **1**
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year:
 Flood Plain: **No** P.I.D.: **031-590-217** Tax Inc. Utilities?: **No**
 View: **No** Tour: **Virtual Tour URL**
 Complex / Subdiv: **SEASIDE WEST**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single, Other**
 Exterior: **Vinyl, Wood** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **First Nations Lease** Dist. to School Bus:
 Renovations: Property Disc.: **Yes**
 # of Fireplaces: **0** R.I. Fireplaces: Reno. Year: Fixtures Leased: **:**
 Fireplace Fuel: **None** Rain Screen: **Full** Fixtures Rmvd: **:**
 Fuel/Heating: **Electric** Metered Water: Floor Finish: **Mixed**
 Outdoor Area: **Balcony(s), Fenced Yard** R.I. Plumbing:
 Type of Roof: **Asphalt, Other**

Legal: **STRATA LOT 23 DISTRICT LOT 169 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7660 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, Swirlpool/Hot Tub**
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 581	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 484	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 247	Maint Fee: \$297.85	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,312 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Grand Total: 1,312 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1 # of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'7 x 12'2			x	1	Above	3	Yes
Main	Dining Room	14'2 x 9'11			x	2	Above	4	No
Main	Kitchen	15'5 x 10'9			x	3	Below	2	No
Above	Master Bedroom	14'4 x 12'3			x	4			
Above	Bedroom	12'3 x 11'1			x	5			
Below	Den	7'5 x 7'5			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Westcoast**

Welcome to your Mosaic Built Town home, conveniently located near BC Ferries and Tsawwassen Mills Mall. This 2 Bedrooms and Den, 3 levels and End unit is over 1300 sf of bright open concept living, Single car garage and outside parking with lots of visitor stalls, shows like NEW. Friendly and family oriented neighbors. This is a prepaid leasehold. Rentals are allowed. <http://youtu.be/iATTsJbM4YA>