



Presented by:
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Sold
R2850996
Board: V
Townhouse

61 4638 ORCA WAY

Tsawwassen
Tsawwassen North
V4M 0C2

Residential Attached

\$1,099,900 (LP)

\$1,090,000 (SP)



List Date: **2/20/2024** If new, GST/HST inc?:
Days On Market: **51** Bedrooms: **4**
Sold Date: **4/11/2024** Bathrooms: **4**
Meas. Type: Full Baths: **3**
Frontage(feet): Half Baths: **1**
Frontage(metres): Flood Plain:
Depth / Size (ft.): P.I.D.: **031-018-491**
Sq. Footage: **0.00**
View: :
Complex / Subdiv: **SEASIDE**
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$1,099,900**
Approx. Year Built: **2020**
Age: **4**
Zoning: **MF**
Gross Taxes: **\$3,605.04**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

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

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Leasehold prepaid-Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 61, 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**

Site Influences:
Features:

Finished Floor (Main): **776**
Finished Floor (Above): **738**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **331**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,845 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,845 sq. ft.**

Units in Development: **125**
Exposure:
Mgmt. Co's Name: **AMW Alliance**
Maint Fee: **\$474.44**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?:

Locker: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

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

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

Listing Broker(s): **Real Broker**

Beautifully situated end unit townhome in desirable Seaside in Tsawwassen. 4 Bedrooms, 3.5 bathrooms, 1845 square feet living space, double side by side garage (407 square foot), plus double side by side parking pad. That's right, parking for 4 vehicles! Step inside and simply fall in love with the beautifully designed open concept main floor boasting 10 foot ceilings and tons of natural light. The main floor features everything you'd want - large living room, stunning dining room with upgraded counters, cupboards and lighting, kitchen with large island and bar seating, plus a bonus eating area that leads out to your balcony. 3 Bedrooms upstairs with spacious primary bedroom and ensuite. Downstairs has an excellent bonus 4th bedroom with full bathroom!