



Presented by:
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Pending
R3107848

Board: V
Townhouse

10 4716 ORCA WAY

Tsawwassen
Tsawwassen North
V4M 4G4

Residential Attached

\$695,000 (LP)

\$690,000 (SP)



Sold Date: **4/13/2026** If new,GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **2**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-509-363**
View: :
Complex / Subdiv: **Seaside West**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$695,000**
Approx. Year Built: **2021**
Age: **5**
Zoning: **RM2**
Gross Taxes: **\$2,976.39**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 10, PLAN EPS7660, 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, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **502**
Finished Floor (Above): **504**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **230**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,236 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,236 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$329.34**
Maint Fee Includes: **Gardening, Management, Recreation Facility**

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

Locker:
of Pets:
Cats: Dogs:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
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	12'2 x 13'2			x	1	Above	4	No
Main	Dining Room	9'2 x 10'6			x	2	Above	4	Yes
Main	Kitchen	12'2 x 12'3			x	3	Below	2	No
Above	Primary Bedroom	12'2 x 14'			x	4			
Above	Bedroom	12'2 x 11'8			x	5			
Below	Den	7'7 x 7'6			x	6			
					x	7			
					x	8			

Listing Broker(s): **Macdonald Realty Westmar**

Beautifully updated townhome at Seaside in Sunny Tsawwassen! This immaculately kept two bedroom plus den home features laminate flooring, stainless steel appliances, quartz countertops, and 10 foot ceilings. Two spacious bedrooms up, one with built-in murphy bed, and a den below - perfect for a home office. Additional upgrades include: heated entry & powder bath floors, counter depth Fisher & Paykel fridge, built-in microwave with trim kit, and a finished garage with tons of storage. The Seaside Club offers a 10,000 square foot amenity center complete with outdoor pool, fitness center, kids play area and great room. Fantastic location, nearby Tsawwassen Beach, Tsawwassen Springs Golf Course and Tsawwassen Mills shopping and restaurants.