



Presented by:
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Sold
R2645880
 Board: V
 Townhouse

63 4638 ORCA WAY
 Tsawwassen
 Tsawwassen North
 V4M 0C2

Residential Attached
\$999,000 (LP)
\$995,000 (SP)



Sold Date: **2/11/2022** If new, GST/HST inc?:
 Meas. Type: Bedrooms: **4**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **3**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **031-018-513**
 View: :
 Complex / Subdiv: **Seaside**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$999,000**
 Approx. Year Built: **2020**
 Age: **2**
 Zoning: **RM2**
 Gross Taxes: **\$0.00**
 For Tax Year:
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Vinyl, Wood**
 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: **Add. Parking Avail., Garage, Single, Visitor Parking**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 63, 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, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Security System**

Finished Floor (Main): 688	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 720	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #:	
Finished Floor (Below): 341	Maint Fee: \$303.37	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,749 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,749 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'3 x 13'5			x	1	Main	3	Yes
Main	Kitchen	17'8 x 12'0			x	2	Above	4	No
Main	Dining Room	15'4 x 10'9			x	3	Above	4	No
Above	Master Bedroom	12'4 x 13'4			x	4			
Above	Bedroom	13'8 x 9'2			x	5			
Above	Bedroom	11'7 x 9'0			x	6			
Below	Bedroom	10'11 x 11'8			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Crest Realty**

Seaside by MOSAIC is located in Sunny Tsawwassen, minutes drive away to shopping, golfing, and the beach! This 4 Bedroom + 3 bathroom Townhome is perfect for any up-sizers or down-sizers looking to move into a community-oriented neighbourhood. The main floor is OPEN and AIRY, with 10-ft ceilings and a well-equipped kitchen separating the formal dining space and living room. On the ground level, there is a sizeable bedroom with a full bathroom as well. The Seaside Amenities Club comes equipped with a pool, fitness centre, party room and more. Call to book your appointment today!