



Presented by:  
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**Sold**  
**R2776426**

Board: V  
 Townhouse

**22 4638 ORCA WAY**

Tsawwassen  
 Tsawwassen North  
 V4M 0C2

Residential Attached

**\$818,000** (LP)

**\$800,000** (SP)



Sold Date: **6/3/2023** If new,GST/HST inc?:  
 Meas. Type: 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.: **030-875-200**  
 View: :  
 Complex / Subdiv: **SEASIDE**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$749,999**  
 Approx. Year Built: **2019**  
 Age: **4**  
 Zoning: **STRATA**  
 Gross Taxes: **\$0.00**  
 For Tax Year:  
 Tax Inc. Utilities?: **No**  
 Tour:

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
 Parking: **Garage; Single**  
 Dist. to Public Transit:  
 Title to Land: **Leasehold prepaid-Strata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed**

Legal: **STRATA LOT 22, 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, Pool; Outdoor**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **538**  
 Finished Floor (Above): **487**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **230**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,255 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,255 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **AMW ALLIANCE**  
 Maint Fee: **\$329.94**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **125** Locker:  
 Storeys in Building:  
 Mgmt. Co's #:  
 Council/Park Apprv?:

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: # 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	12'2 x 13'1			x	1	Below	2	No
Main	Dining Room	9'11 x 11'8			x	2	Above	4	No
Main	Kitchen	12'4 x 12'			x	3	Above	3	No
Below	Den	6'6 x 7'6			x	4			
Above	Primary Bedroom	12'2 x 11'11			x	5			
Above	Bedroom	12'2 x 8'9			x	6			
					x	7			
					x	8			

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

**SEASIDE in Tsawwassen, one of the best places in Lower Main land for sun and the beach. Shaker-style cabinetry paired with matte black hardware and a sharp white tile backsplash, design and functionality brought together to create a better space, board and batten textures, oversized windows plus corner unit paired with 10-foot ceilings on the main floor bring in more light, stainless steel appliances, plenty of storage. Close to the highway for easy access to Tsawwassen ferry terminal and shopping mall. The Seaside Club features 10,000 square feet of indoor and outdoor fun, including outdoor pool, fitness centre, and children's play area. Cliff Drive Elementary and South Delta Secondary School in catchment. This is a place for your family to live and grow!**