



Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Closed**  
**R2887494**  
Board: V  
Townhouse

**26 4638 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$775,000 (LP)**  
**\$767,500 (SP)**



List Date: **5/27/2024** If new, GST/HST inc?:  
Days On Market: **15** Bedrooms: **2**  
Sold Date: **6/11/2024** Bathrooms: **3**  
Meas. Type: **Feet** Full Baths: **2**  
Frontage(feet): Half Baths: **1**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **030-875-242**  
Sq. Footage: **0.00**  
View: **:**  
Complex / Subdiv: **SEASIDE**  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$775,000**  
Approx. Year Built: **2020**  
Age: **4**  
Zoning: **RM2**  
Gross Taxes: **\$2,735.21**  
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: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport; Single, Garage; Single**  
Dist. to Public Transit: **2 minutes away** Dist. to School Bus: **6 minute drive**  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate**

Legal: **STRATA LOT 26, 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, Garden, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

|  |   |                       |             |
|--|---|-----------------------|-------------|
| Finished Floor (Main): <b>510</b>            | Units in Development: <b>125</b>  | Tot Units in Strata:  | Locker:     |
| Finished Floor (Above): <b>510</b>           | Exposure: <b>East</b>   | Storesys in Building: |             |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name:  | Mgmt. Co's #:         |             |
| Finished Floor (Below): <b>231</b>           | Maint Fee: <b>\$332.17</b>  | Council/Park Apprv?:  |             |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Snow removal</b> |                       |             |
| Finished Floor (Total): <b>1,251 sq. ft.</b> |   |                       |             |
| Unfinished Floor: <b>0</b>                   |   |                       |             |
| Grand Total: <b>1,251 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>         |                       |             |
| Suite:                                       | Restricted Age:   | # of Pets:            | Cats: Dogs: |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:  |                       |             |
| Crawl/Bsmt. Ht: # of Levels: <b>3</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>   |                       |             |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:   |                       |             |

| Floor | Type            | Dimensions  | Floor | Type    | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|---------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 12'0 x 13'3 | Below | Laundry | 5'2 x 4'10 | 1    | Above | 3           | Yes      |
| Main  | Dining Room     | 8'9 x 10'5  |       |         | x          | 2    | Above | 4           | No       |
| Main  | Kitchen         | 12'1 x 12'2 |       |         | x          | 3    | Below | 2           | No       |
| Main  | Patio           | 12'10 x 8'0 |       |         | x          | 4    |       |             |          |
| Above | Primary Bedroom | 12'4 x 14'1 |       |         | x          | 5    |       |             |          |
| Above | Bedroom         | 12'1 x 11'5 |       |         | x          | 6    |       |             |          |
| Below | Foyer           | 7'6 x 6'7   |       |         | x          | 7    |       |             |          |
| Below | Office          | 7'8 x 7'6   |       |         | x          | 8    |       |             |          |

Listing Broker(s): **Engel & Volkers Vancouver**

**\$40,000 in UPGRADES! Meticulously maintained 1251 sq ft 2 bed+ den/2 bath in one of the best locations in the complex, Seaside. This 3-level home features an office on the main level overlooking the fenced yard, perfect for remote work. Enjoy an open-concept kitchen with s/s appliances/integrated microwave & over-height windows. The bright living room boasts a custom media centre with California Closet built-ins, warm flooring, and crisp white walls, with sunlight streaming in from the west-facing patio. RARE fully finished garage includes epoxy flooring & EV charger. Upgrades include custom California Closets throughout, built in Murphy bed, wood blinds, EV charger+ epoxy flooring in garage. Resort like amenities ft. outdoor pool, fitness room, & lounge. OPEN HOUSE Sun 11:00AM-1pm.**



Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Closed**  
**R2896015**  
Board: V  
Townhouse

**67 4638 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$1,090,000 (LP)**  
**\$1,090,000 (SP)**



List Date: **6/18/2024** If new, GST/HST inc?: **Yes** Original Price: **\$1,090,000**  
Days On Market: **1** Bedrooms: **4** Approx. Year Built: **2020**  
Sold Date: **6/19/2024** Bathrooms: **4** Age: **4**  
Meas. Type: Full Baths: **3** Zoning: **MF**  
Frontage(feet): Half Baths: **1** Gross Taxes: **\$3,714.81**  
Frontage(metres): Flood Plain: For Tax Year: **2023**  
Depth / Size (ft.): P.I.D.: **031-018-556** Tax Inc. Utilities?:  
Sq. Footage: **0.00** Tour: **Virtual Tour URL**  
View: **:**  
Complex / Subdiv: **SEASIDE SOUTH**  
Services Connctd: **Electricity, Water**

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

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

Renovations:  
# of Fireplaces: **R.I. Fireplaces:** Reno. Year:  
Fireplace Fuel: Metered Water: **No** Rain Screen: **Full**  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Carport & Garage, Carport; Multiple, Garage; Double**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **First Nations Lease**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 67, 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, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center**

Site Influences:  
Features:

|  |   |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>789</b>            | Units in Development: <b>125</b>  | Tot Units in Strata: <b>125</b>   | Locker:                           |
| Finished Floor (Above): <b>747</b>           | Exposure:   | Storesys in Building: <b>3</b>    |                                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>AWM Alliance</b>  | Mgmt. Co's #: <b>604-685-3227</b> |                                   |
| Finished Floor (Below): <b>314</b>           | Maint Fee: <b>\$478.44</b>  | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>1,850 sq. ft.</b> |   |                                   |                                   |
| Unfinished Floor: <b>0</b>                   |   |                                   |                                   |
| Grand Total: <b>1,850 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>   | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Suite:                                       | Restricted Age:   |                                   |                                   |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:  |                                   |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>3</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>   |                                   |                                   |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:   |                                   |                                   |

| Floor | Type        | Dimensions    | Floor | Type            | Dimensions   | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|---------------|-------|-----------------|--------------|------|-------|-------------|----------|
| Main  | Living Room | 15'11 x 13'11 | Below | Other           | 19'8 x 18'10 | 1    | Main  | 2           | No       |
| Main  | Dining Room | 13'1 x 11'5   | Above | Storage         | 4'10 x 4'1   | 2    | Above | 4           | Yes      |
| Main  | Kitchen     | 11'10 x 11'2  | Above | Primary Bedroom | 12'11 x 11'7 | 3    | Above | 4           | No       |
| Main  | Eating Area | 10'10 x 7'7   | Above | Bedroom         | 10'5 x 9'7   | 4    | Below | 3           | Yes      |
| Main  | Other       | 19'8 x 8'1    | Above | Bedroom         | 11'7 x 9'0   | 5    |       |             |          |
| Below | Mud Room    | 5'0 x 4'1     | Main  | Patio           | 29'1 x 18'1  | 6    |       |             |          |
| Below | Bedroom     | 13'11 x 9'6   |       |                 | x            | 7    |       |             |          |
| Below | Storage     | 11'11 x 4'1   |       |                 | x            | 8    |       |             |          |

Listing Broker(s): **Stilhavn Real Estate Services**

**Your own climbing wall for under \$1.1M & 4 bdrm 1,850sf CORNER townhome is included! It's a family sanctuary, flooded with light, tailor-made for comfort & fun. Mud room at the entry lvl, 4th bdrm & full ensuite bath on the lower lvl offering extra space for guests or a perfect home office, 10' ceilings, large balcony & gated private green space creates seamless indoor/ outdoor living. I was not kidding about the climbing wall in your garage + additional storage & 2 parking spots in the driveway. 10,000+ sq ft Clubhouse w/ outdoor pool, gym, ping pong & games room + chic lounge for adults to unwind. 3 parks to frolic in. Tsw Mills Mall, Tsw Springs Golf Course, Beaches, Boardwalk, ferry terminal, quaint diners, boutique stores & excellent schools all steps away. Come and see for yourself!**



Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Closed**  
**R2886471**  
Board: V  
Townhouse

**20 4726 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0E7

Residential Attached

**\$899,000** (LP)

**\$880,000** (SP)



List Date: **5/22/2024** If new, GST/HST inc?:  
Days On Market: **52** Bedrooms: **3**  
Sold Date: **7/13/2024** Bathrooms: **3**  
Meas. Type: **Feet** Full Baths: **2**  
Frontage(feet): Half Baths: **1**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-671-209**  
Sq. Footage: **0.00**  
View: **Yes : MOUNTAIN**  
Complex / Subdiv: **SEASIDE**  
Services Connctd: **Electricity, Natural Gas**

Original Price: **\$949,000**  
Approx. Year Built: **2022**  
Age: **2**  
Zoning: **RM2**  
Gross Taxes: **\$0.01**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour:

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

Style of Home: **Corner Unit, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Tandem Parking**  
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: **031-671-209 STRATA LOT 20, PLAN EPS7672, 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, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Golf Course Dev., Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **728**  
Finished Floor (Above): **749**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **128**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,605 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,605 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$444.00**  
Maint Fee Includes: **Electricity, Gardening, Management**

Tot Units in Strata: **38** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **6**

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

# of Pets: Cats: Dogs:

| Floor      | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|------------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Above      | Living Room     | 15'5 x 14'0 | x     |      |            | 1    | Above | 2           | No       |
| Above      | Dining Room     | 11'6 x 9'3  | x     |      |            | 2    | Above | 4           | No       |
| Above      | Kitchen         | 15'4 x 8'8  | x     |      |            | 3    | Above | 4           | Yes      |
| Abv Main 2 | Primary Bedroom | 12'3 x 11'9 | x     |      |            | 4    |       |             |          |
| Abv Main 2 | Bedroom         | 8'11 x 7'10 | x     |      |            | 5    |       |             |          |
| Above      | Bedroom         | 8'9 x 9'2   | x     |      |            | 6    |       |             |          |
|            |                 |             | x     |      |            | 7    |       |             |          |
|            |                 |             | x     |      |            | 8    |       |             |          |

Listing Broker(s): **Sutton Group Seafair Realty**

**Welcome to Seaside West by Mosaic. This end, corner unit with a view of the mountains and backing on to a greenbelt is just what you've been waiting for! Built in 2022, this 3 bedroom, 3 bathroom Townhome with 10 ft. ceilings feels like resort living while being super family friendly! The Seaside Club offers 10,000 sq. ft. of indoor and outdoor fun - a pool, fitness center, kids play area and great room. Call today!**





Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Closed**  
**R2905190**  
Board: V  
Apartment/Condo

**13 4656 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0C9

Residential Attached

**\$979,000** (LP)

**\$970,000** (SP)



List Date: **7/12/2024** If new, GST/HST inc?: **Yes** Original Price: **\$979,000**  
Days On Market: **5** Bedrooms: **4** Approx. Year Built: **2021**  
Sold Date: **7/17/2024** Bathrooms: **3** Age: **3**  
Meas. Type: **Feet** Full Baths: **3** Zoning: **RM2**  
Frontage(feet): **0.00** Half Baths: **0** Gross Taxes: **\$2,998.04**  
Frontage(metres): **0.00** Flood Plain: **Yes** For Tax Year: **2024**  
Depth / Size (ft.): **0.0** P.I.D.: **031-303-404** Tax Inc. Utilities?: **No**  
Sq. Footage: **0.00** View: **Yes : Partial Ocean View Prim Bed** Tour: **Virtual Tour URL**  
Complex / Subdiv: **SEASIDE**  
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

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

Style of Home: **End Unit**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport; Single, Garage; Single, Visitor Parking**  
Dist. to Public Transit: **One block** Dist. to School Bus: **3 min drive.**  
Title to Land: **First Nations Lease**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Carpet**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 34, PLAN EPS5770, 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, Playground, Pool; Outdoor, Recreation Center**

Site Influences: **Golf Course Nearby, Greenbelt, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Swimming Pool Equip.**

Finished Floor (Main): **673**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **692**  
Finished Floor (Below): **323**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,688 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,688 sq. ft.**

Units in Development:  
Exposure: **Southeast**  
Mgmt. Co's Name:  
Maint Fee: **\$464.24**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal**

Tot Units in Strata: **77** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #:  
Council/Park Apprv?:  
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **9**

| Floor | Type            | Dimensions  | Floor | Type  | Dimensions | Bath | Floor      | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|-------|------------|------|------------|-------------|----------|
| Main  | Dining Room     | 15'2 x 10'9 | Main  | Patio | 15'10 x 8' | 1    | Abv Main 2 | 4           | No       |
| Above | Primary Bedroom | 12'2 x 13'3 |       |       | x          | 2    | Above      | 3           | Yes      |
| Below | Bedroom         | 10'7 x 11'7 |       |       | x          | 3    | Below      | 3           | No       |
| Main  | Kitchen         | 16'1 x 11'9 |       |       | x          | 4    |            |             |          |
| Above | Bedroom         | 8'11 x 13'6 |       |       | x          | 5    |            |             |          |
| Below | Other           | 15'2 x 19'9 |       |       | x          | 6    |            |             |          |
| Main  | Living Room     | 15'2 x 13'2 |       |       | x          | 7    |            |             |          |
| Above | Bedroom         | 8'11 x 9'2  |       |       | x          | 8    |            |             |          |

Listing Broker(s): **eXp Realty of Canada, Inc.**

**Welcome to highly sought after Seaside by Mosaic. This end unit boasts loads of natural light, peekaboo waterview with a fenced side yard. This bright open concept living plan has 4 spacious bedrooms with 3 upper and 1 on garden level with full bathroom. This immaculate home has 10ft ceilings, extra large windows, SS appliances, quartz countertops, extra cabinetry. Seaside Club offers a swimming pool, gym, party room and lounge area. All levels of schools close by. Shopping, Ferries, Tsawwassen Springs Golf. Original owner has kept this home in mint condition. Showings by appt. only. Hurry this home wont last long!**





Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Closed**  
**R2896775**  
Board: V  
Townhouse

**57 4656 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0C9

Residential Attached  
**\$998,000 (LP)**  
**\$980,000 (SP)**



|                             |   |                                  |
|-----------------------------|---|----------------------------------|
| List Date: <b>6/19/2024</b> | If new, GST/HST inc?:   | Original Price: <b>\$998,000</b> |
| Days On Market: <b>30</b>   | Bedrooms: <b>4</b>  | Approx. Year Built: <b>2021</b>  |
| Sold Date: <b>7/19/2024</b> | Bathrooms: <b>3</b>   | Age: <b>3</b>                    |
| Meas. Type: <b>Feet</b>     | Full Baths: <b>3</b>  | Zoning: <b>RM2</b>               |
| Frontage(feet):             | Half Baths: <b>0</b>  | Gross Taxes: <b>\$2,954.85</b>   |
| Frontage(metres):           | Flood Plain:  | For Tax Year: <b>2024</b>        |
| Depth / Size (ft.):         | P.I.D.: <b>031-368-506</b>  | Tax Inc. Utilities?: <b>No</b>   |
| Sq. Footage: <b>0.00</b>    | View: :   | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv:           | Services Connctd: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                                  |

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

Style of Home: **3 Storey, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Glass, Fibre Cement Board, Vinyl**  
Foundation: **Concrete Block**  
  
Renovations: **Raised**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport & Garage**  
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, Tile, Carpet**

Legal: **STRATA LOT 59, PLAN EPS5770, 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: **Garden, In Suite Laundry, Playground, Pool; Outdoor**

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

|  |   |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>687</b>            | Units in Development:   | Tot Units in Strata:              | Locker: <b>No</b>                 |
| Finished Floor (Above): <b>710</b>           | Exposure: <b>Southeast</b>  | Storeys in Building: <b>3</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>AWM ALLIANCE REAL ESTATE GROUP</b>                                | Mgmt. Co's #: <b>604-685-3227</b> |                                   |
| Finished Floor (Below): <b>358</b>           | Maint Fee: <b>\$467.22</b>  | Council/Park Apprv?: <b>No</b>    |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Sewer, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>1,755 sq. ft.</b> |   |                                   |                                   |
| Unfinished Floor: <b>0</b>                   |   |                                   |                                   |
| Grand Total: <b>1,755 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>                                      | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Suite: <b>Legal Suite</b>                    | Restricted Age:   |                                   |                                   |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:  |                                   |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>3</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>   |                                   |                                   |
| # of Kitchens: <b>1</b> # of Rooms: <b>9</b> | Short Term Lse-Details:   |                                   |                                   |

| Floor | Type            | Dimensions  | Floor | Type  | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|-------|------------|------|-------|-------------|----------|
| Below | Foyer           | 12'7 x 4'1  | Main  | Patio | 16'3 x 8'2 | 1    | Below | 3           | No       |
| Below | Bedroom         | 11'7 x 10'9 |       |       | x          | 2    | Above | 4           | Yes      |
| Main  | Living Room     | 15'2 x 13'3 |       |       | x          | 3    | Above | 3           | No       |
| Main  | Kitchen         | 16'2 x 8'2  |       |       | x          | 4    |       |             |          |
| Main  | Dining Room     | 15'3 x 10'9 |       |       | x          | 5    |       |             |          |
| Above | Bedroom         | 9'3 x 9'0   |       |       | x          | 6    |       |             |          |
| Above | Bedroom         | 10'7 x 9'0  |       |       | x          | 7    |       |             |          |
| Above | Primary Bedroom | 13'9 x 12'2 |       |       | x          | 8    |       |             |          |

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

**This 3-year-new townhouse is located in a quiet and convenient Tsawwassen North area, near a large shopping mall, Tsawwassen Mills, the Tsawwassen Springs golf course, and nearby commercial outlets. This modern home offers 3 storeys of elegance and 1,755 sq ft of living space with 4 bedrooms, 3 full baths, 10' high ceilings, and a cozy patio for outdoor relaxation, facing southeast in a warmer direction. The property features custom upgrades, including automatic blinds on the main floor and master bedroom, an upgraded washer and dryer, laminate on entryway stairs, a finished garage with epoxy floor, smart thermostats throughout, and upgraded light fixtures on the main floor, with exclusive access to an outdoor swimming pool, a clubhouse, and gym.**



Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Closed**  
**R2901205**  
Board: V  
Townhouse

**4 4726 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0E7

Residential Attached  
**\$1,050,000 (LP)**  
**\$980,000 (SP)**



|                             |   |                                    |
|-----------------------------|---|------------------------------------|
| List Date: <b>7/3/2024</b>  | If new, GST/HST inc?:   | Original Price: <b>\$1,050,000</b> |
| Days On Market: <b>27</b>   | Bedrooms: <b>4</b>  | Approx. Year Built: <b>2022</b>    |
| Sold Date: <b>7/30/2024</b> | Bathrooms: <b>3</b>   | Age: <b>2</b>                      |
| Meas. Type:                 | Full Baths: <b>3</b>  | Zoning: <b>RM2</b>                 |
| Frontage(feet):             | Half Baths: <b>0</b>  | Gross Taxes: <b>\$3,532.91</b>     |
| Frontage(metres):           | Flood Plain: <b>Yes</b>   | For Tax Year: <b>2023</b>          |
| Depth / Size (ft.):         | P.I.D.: <b>031-671-047</b>  | Tax Inc. Utilities?: <b>No</b>     |
| Sq. Footage: <b>0.00</b>    | View: :   | Tour:                              |
| Complex / Subdiv:           | Services Connctd: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                                    |

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

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
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: **Add. Parking Avail., 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, Mixed, Tile**

Legal: **STRATA LOT 4, PLAN EPS7672, 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, Recreation Center, Wheelchair Access**

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

Finished Floor (Main): **661**  
Finished Floor (Above): **682**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **344**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,687 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,687 sq. ft.**

Units in Development: **38** Tot Units in Strata: **38** Locker:  
Exposure:  
Mgmt. Co's Name: **DWELL** Stores in Building:  
Maint Fee: **\$452.80** Mgmt. Co's #: **604-821-2999**  
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**  
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
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     | 15'3 x 13'1 |       |      | x          | 1    | Below | 4           | No       |
| Main  | Dining Room     | 15'3 x 10'8 |       |      | x          | 2    | Above | 4           | Yes      |
| Main  | Kitchen         | 16'2 x 11'9 |       |      | x          | 3    | Above | 3           | No       |
| Above | Primary Bedroom | 12'2 x 13'4 |       |      | x          | 4    |       |             | No       |
| Above | Bedroom         | 11'6 x 9'   |       |      | x          | 5    |       |             | No       |
| Above | Bedroom         | 9' x 13'6   |       |      | x          | 6    |       |             | No       |
| Below | Bedroom         | 11'6 x 10'9 |       |      | x          | 7    |       |             | No       |
| Below | Foyer           | 12'6 x 4'   |       |      | x          | 8    |       |             | No       |

Listing Broker(s): **Homelife Benchmark Realty Corp.**

**Seaside by Mosaic in sunny Tsawwassen! This Rarely available spacious home offers 1687 sqft living space, Step inside and simply fall in love with the beautifully designed open concept! The Main floor boasting 10 foot ceilings and tons of natural light, large living room, stunning dining room with upgraded counters, cupboards and lighting, kitchen with large island and bar seating, plus a bonus eating area and large living room 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! Locate just minutes to Tsawwassen Springs golf & restaurant, Tsawwassen Mills shopping, Southpointe School, ferries and easy access to YVR. Seaside Club offers 10,000 sf of indoor & outdoor fun! A MUST SEE!**



Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
<http://www.vancouverurbanhomes.com>  
[maria@vancouverurbanhomes.com](mailto:maria@vancouverurbanhomes.com)



**Closed**  
**R2892948**  
Board: V  
Townhouse

**35 4726 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0E7

Residential Attached  
**\$799,900 (LP)**  
**\$786,000 (SP)**



List Date: **6/10/2024** If new, GST/HST inc?:  
Days On Market: **56** Bedrooms: **2**  
Sold Date: **8/5/2024** Bathrooms: **3**  
Meas. Type: Full Baths: **2**  
Frontage(feet): Half Baths: **1**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-671-357**  
Sq. Footage: **0.00**  
View: **Yes :VIEW**  
Complex / Subdiv: **Seaside West 2**  
Services Connctd: **Community**

Original Price: **\$809,900**  
Approx. Year Built: **2022**  
Age: **2**  
Zoning: **RES**  
Gross Taxes: **\$2,791.74**  
For Tax Year: **2024**  
Tax Inc. Utilities?:  
Tour:

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

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: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Metal**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport & Garage, 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: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 35, PLAN EPS7672, 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, In Suite Laundry, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

|  |   |                      |                   |
|--|---|----------------------|-------------------|
| Finished Floor (Main): <b>581</b>            | Units in Development:   | Tot Units in Strata: | Locker: <b>No</b> |
| Finished Floor (Above): <b>510</b>           | Exposure: <b>North</b>  | Storeys in Building: |                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>Dwell Management</b>  | Mgmt. Co's #:        |                   |
| Finished Floor (Below): <b>253</b>           | Maint Fee: <b>\$346.26</b>  | Council/Park Apprv?: |                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility</b> |                      |                   |
| Finished Floor (Total): <b>1,344 sq. ft.</b> |   |                      |                   |
| Unfinished Floor: <b>0</b>                   |   |                      |                   |
| Grand Total: <b>1,344 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>                     |                      |                   |
| Suite: <b>None</b>                           | Restricted Age:   | # of Pets:           | Cats: Dogs:       |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:  |                      |                   |
| Crawl/Bsmt. Ht: # of Levels: <b>3</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>   |                      |                   |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:   |                      |                   |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 12'2 x 13'7  |       |      | x          | 1    | Above | 4           | Yes      |
| Main  | Dining Room     | 10'0 x 8'5   |       |      | x          | 2    | Above | 4           | No       |
| Main  | Kitchen         | 10'11 x 14'7 |       |      | x          | 3    | Below | 2           | No       |
| Main  | Flex Room       | 8'5 x 5'1    |       |      | x          | 4    |       |             |          |
| Main  | Primary Bedroom | 11'1 x 10'2  |       |      | x          | 5    |       |             |          |
| Above | Bedroom         | 12'3 x 8'9   |       |      | x          | 6    |       |             |          |
| Below | Den             | 7'8 x 7'6    |       |      | x          | 7    |       |             |          |
| Main  | Foyer           | 4'4 x 7'0    |       |      | x          | 8    |       |             |          |

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

**Welcome to this bright 2 + den corner unit townhouse at Seaside West II located in Tsawwassen. Features include 2 big bedrooms up top, with space for a king-sized bed in the primary bedroom, an open main floor with 10 ft. ceilings, an end kitchen and over-sized windows to maximize natural light. A den below with powder room, plus parking for two cars - one in and one out with Level 2 EV charger in garage. Large & useful exterior balcony and patio. All bathrooms have windows. The Seaside Club House offers 10,000 sf of indoor and outdoor fun - a pool, fitness center, kids play area and great room. Centennial Beach and Tsawwassen Beach are a stone's throw away and a neighboring golf course means there's so much to love. Book your private showing today!**





Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Closed**  
**R2894073**  
Board: V  
Townhouse

**84 4638 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$760,000 (LP)**  
**\$740,000 (SP)**



List Date: **6/12/2024** If new, GST/HST inc?:  
Days On Market: **104** Bedrooms: **2**  
Sold Date: **9/24/2024** Bathrooms: **3**  
Meas. Type: **Feet** Full Baths: **2**  
Frontage(feet): Half Baths: **1**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-018-726**  
Sq. Footage: **0.00**  
View: **:**  
Complex / Subdiv: **SEASIDE**  
Services Connctd: **Sanitary Sewer, Storm Sewer, Water**

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

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

Renovations:  
# of Fireplaces: **0** 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: **2** Parking Access: **Front**  
Parking: **Carport & Garage**  
Dist. to Public Transit:  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **Yes: .**  
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 84, 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, Recreation Center**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **510**  
Finished Floor (Above): **510**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **231**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,251 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,251 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **AWM Alliance**  
Maint Fee: **\$332.17**  
Maint Fee Includes: **Gardening, Management, Recreation Facility**

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

Locker:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age: # of Pets:  
# or % of Rentals Allowed: Cats: **Yes** Dogs: **Yes**  
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     | 13'2 x 12'3 |       |      | x          | 1    | Above | 3           | Yes      |
| Main  | Dining Room     | 10'4 x 8'10 |       |      | x          | 2    | Above | 4           | No       |
| Main  | Kitchen         | 12'3 x 11'3 |       |      | x          | 3    | Below | 2           | No       |
| Above | Primary Bedroom | 14'1 x 12'3 |       |      | x          | 4    |       |             |          |
| Above | Bedroom         | 12'3 x 11'6 |       |      | x          | 5    |       |             |          |
| Below | Den             | 7'9 x 7'6   |       |      | x          | 6    |       |             |          |
| Below | Foyer           | 7'6 x 3'11  |       |      | x          | 7    |       |             |          |
|       |                 |             |       |      | x          | 8    |       |             |          |

Listing Broker(s): **One Percent Realty Ltd.**

**Nestled in a quiet cul-de-sac within the vibrant Seaside community, this 2-bedroom + den townhome offers unobstructed views of the greenbelt/forest. Built in 2020, this three-level unit features oversized windows for ample natural light. The ground level includes a versatile den facing a gated yard, a powder room, in-suite laundry, and a finished garage. The second level, with a 10' ceiling, boasts an open-concept kitchen with stainless steel appliances, a dining area, and a spacious living room opening to a private balcony. The third level has two large bedrooms, two full bathrooms, and extensive closet space. Located near Tsawwassen Mills mall and Tsawwassen Springs Golf Club, residents also enjoy access to the Seaside Club with 10,000 sq. ft. of amenities, including an outdoor pool.**



Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Pending**  
**R2937842**  
Board: V  
Townhouse

**49 4716 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0E5

Residential Attached  
**\$998,500 (LP)**  
**\$975,000 (SP)**



|  |   |                                  |
|--|---|----------------------------------|
| List Date: <b>10/21/202</b>                | If new, GST/HST inc?:                       | Original Price: <b>\$998,500</b> |
| Days On Market: <b>34</b>                  | Bedrooms: <b>4</b>                          | Approx. Year Built: <b>2021</b>  |
| Sold Date: <b>11/24/2024</b>               | Bathrooms: <b>3</b>                         | Age: <b>3</b>                    |
| Meas. Type: <b>Feet</b>                    | Full Baths: <b>3</b>                        | Zoning: <b>RM2</b>               |
| Frontage(feet): <b>0.00</b>                | Half Baths: <b>0</b>                        | Gross Taxes: <b>\$3,522.17</b>   |
| Frontage(metres): <b>0.00</b>              | Flood Plain:                                | For Tax Year: <b>2024</b>        |
| Depth / Size (ft.): <b>0.0</b>             | P.I.D.: <b>031-509-452</b>                  | Tax Inc. Utilities?: <b>No</b>   |
| Sq. Footage: <b>0.00</b>                   | View: <b>:</b>                              | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv: <b>SEASIDE BY MOSAIC</b> | Services Connctd: <b>Electricity, Water</b> |                                  |

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

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

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

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

Legal: **STRATA LOT 19, 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, Garden, Pool; Outdoor**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

|  |   |                                   |                                   |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>694</b>            | Units in Development: <b>52</b>   | Tot Units in Strata: <b>52</b>    | Locker:                           |
| Finished Floor (Above): <b>721</b>           | Exposure:   | Storeys in Building: <b>3</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>AWM Alliance Real Estate Group</b>                              | Mgmt. Co's #: <b>604-685-3227</b> |                                   |
| Finished Floor (Below): <b>360</b>           | Maint Fee: <b>\$442.48</b>  | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>1,775 sq. ft.</b> |   |                                   |                                   |
| Unfinished Floor: <b>0</b>                   |   |                                   |                                   |
| Grand Total: <b>1,775 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>                           | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Suite:                                       | Restricted Age:   |                                   |                                   |
| Basement: <b>None</b>                        | # or % of Rentals Allowed:  |                                   |                                   |
| Crawl/Bsmt. Ht: <b># of Levels: 3</b>        | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>   |                                   |                                   |
| # of Kitchens: <b>1</b>                      | Short Term Lse-Details:   |                                   |                                   |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 15'4 x 14'2  |       |      | x          | 1    | Above | 3           | Yes      |
| Main  | Dining Room     | 15'4 x 10'11 |       |      | x          | 2    | Above | 4           | No       |
| Main  | Kitchen         | 17'1 x 12'   |       |      | x          | 3    | Below | 3           | No       |
| Above | Primary Bedroom | 13'7 x 12'4  |       |      | x          | 4    |       |             |          |
| Above | Bedroom         | 13'5 x 9'2   |       |      | x          | 5    |       |             |          |
| Above | Bedroom         | 11'3 x 9'4   |       |      | x          | 6    |       |             |          |
| Below | Foyer           | 12'11 x 3'11 |       |      | x          | 7    |       |             |          |
| Below | Bedroom         | 11'9 x 10'11 |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Regent Park Fairchild Realty Inc.**

**Welcome to Seaside by Mosaic Homes in sunny Tsawwassen! This pristine 4-bedroom 3-bath townhouse is move-in ready. Adore the Scandinavian-inspired kitchen w/chic olive shaker cabinets & generous quartz countertops-ideal for meal prep & entertaining. Main floor boasts wide-plank wood-laminate flooring, high ceilings, and oversized windows that fill the space with natural light. Trendy lighting in the expansive dining & living rooms creates a warm cozy ambiance. Upstairs, find the comfort of a spacious master bedroom, 2 well-sized bedrooms, and immaculate bathrooms. Versatile ground-floor 4th bedroom & full bath are perfect for a home office or teen's haven! No BC Speculation & Vacancy tax & No Foreign Buyer tax! Amenities: o/d pool, lounge & gym. DON'T MISS THIS PARK-FACING CHARMING GEM!**