



Presented by:  
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**Sold**  
**R2791170**

Board: V  
Townhouse

**26 4638 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached

**\$749,000** (LP)

**\$745,000** (SP)



Sold Date: **6/28/2023** If new,GST/HST inc?: **No** Original Price: **\$749,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2020**  
Frontage(feet): Bathrooms: **3** Age: **3**  
Frontage(metres): Full Baths: **2** Zoning: **RM2**  
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,165.21**  
Sq. Footage: **0.00** For Tax Year: **2023**  
Flood Plain: P.I.D.: **030-875-242** Tax Inc. Utilities?:  
View: **No** Tour: **Virtual Tour URL**  
Complex / Subdiv: **Seaside**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**  
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: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt, Metal**

Reno. Year: **2020**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **6 Min Drive**  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: **Yes: Dining room chandelier lamp & Mounted TV**  
Floor Finish: **Laminate**

Legal: **STRATA LOT 26, PLAN EPS4960, DISTRICT LOT 169, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON 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**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

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: **125** Tot Units in Strata: **125** Locker:  
Exposure: **North** Storeys in Building: **3**  
Mgmt. Co's Name: **AWM Alliance** Mgmt. Co's #: **604-685-3227**  
Maint Fee: **\$310.02** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

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

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	Dining Room	8'10 x 10'4	x			1	Below	2	No
Main	Living Room	12'3 x 13'2	x			2	Above	4	No
Main	Kitchen	12'3 x 11'3	x			3	Above	3	Yes
Below	Foyer	3'11 x 7'6	x			4			
Below	Den	7'9 x 7'6	x			5			
Above	Bedroom	12'3 x 11'6	x			6			
Above	Primary Bedroom	12'3 x 14'1	x			7			
			x			8			

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

**Don't miss out on this unique SEASIDE home with more than \$40,000 worth of custom upgrades. Built in 2019, this exceptional property boasts 2 bedrooms, a spacious office, and contemporary features throughout. Enjoy custom California Closet brand murphy bed, built-in closet organizers, high-end shutters, custom media center, epoxy garage coating, and an EV charger. Experience luxury and convenience in one place. Seaside offers resort-style amenities including an outdoor pool, gym, and meeting/party facilities. The open concept living space flows seamlessly onto a west-facing walk-out patio, surrounded by forested walking trails. Each home enjoys a charming garden scape along with 1 car garage parking and carport. Cliff Drive and SSDS catchments. Open house: Sunday July 2, 1-3**