



Presented by:  
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**Sold**  
**R2812942**

Board: V  
Townhouse

**24 4716 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0E5

Residential Attached

**\$755,000** (LP)

**\$755,000** (SP)



List Date: <b>9/7/2023</b>	If new, GST/HST inc?:	Original Price: <b>\$755,000</b>
Days On Market: <b>0</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>
Sold Date: <b>9/7/2023</b>	Bathrooms: <b>3</b>	Age: <b>2</b>
Meas. Type:	Full Baths: <b>2</b>	Zoning: <b>RM2</b>
Frontage(feet):	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Frontage(metres):	Flood Plain:	For Tax Year:
Depth / Size (ft.):	P.I.D.: <b>031-590-284</b>	Tax Inc. Utilities?: <b>No</b>
Sq. Footage: <b>0.00</b>	View: <b>:</b>	Tour:
Complex / Subdiv: <b>SEASIDE WEST</b>	Services Connctd: <b>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: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Fenced Yard**  
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: **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: **Mixed**

Legal: **031-590-284 STRATA LOT 30, 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, Greenbelt, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Garage Door Opener, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Sprinkler - Inground**

Finished Floor (Main): **489**  
Finished Floor (Above): **489**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **206**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,184 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,184 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **AWM Alliance Real Estate Group**  
Maint Fee: **\$292.99**  
Maint Fee Includes: **Garbage Pickup, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **52** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?:

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

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

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

**Here's your chance to join the amazing Seaside community and move into a gorgeous, 2 bedroom, 3 bathroom + den townhouse. Built by renowned developer Mosaic in 2021. Seaside puts you just steps from Tsawwassen Beach, shopping at Tsawwassen Mills and Tsawwassen Springs golf course and the nearby restaurants and patios at Pat Quinn's This immaculately kept townhome has been lived in by one owner. The Stunning Seaside Clubhouse is just steps away, and features an outdoor pool, party room, workout facility, and games room. Everything about this community has a wow factor. Come see for yourself.**