



Presented by:
Maria Senajova PREC*
 Stihavn Real Estate Services
 Phone: 604-657-1110
<http://www.vancouverurbanhomes.com>
maria@vancouverurbanhomes.com



Sold
R2682841
 Board: V
 Townhouse

66 4656 ORCA WAY
 Tsawwassen
 Tsawwassen North
 V4M 0C9

Residential Attached
\$899,000 (LP)
\$995,000 (SP)



Sold Date: **5/4/2022** If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **4**
 Frontage(feet): Bathrooms: **4**
 Frontage(metres): Full Baths: **3**
 Depth / Size (ft.): Half Baths: **1**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **031-303-307**
 View: :
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$899,000**
 Approx. Year Built: **2021**
 Age: **1**
 Zoning: **RM2**
 Gross Taxes: **\$0.00**
 For Tax Year:
 Tax Inc. Utilities?:
 Tour:

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Vinyl, Wood**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 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: **4** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Garage; Double, Visitor Parking**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **STRATA LOT 24, 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, Pool; Outdoor, Recreation Center**

Site Influences: **Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 740	Units in Development:	Tot Units in Strata: 77	Locker:
Finished Floor (Above): 705	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 244	Maint Fee: \$362.92	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Recreation Facility, Snow removal		
Finished Floor (Total): 1,689 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,689 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: Fully Finished	# 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	15'9 x 12'1			x	1	Above	4	Yes
Main	Dining Room	13'3 x 10'4			x	2	Above	4	No
Main	Kitchen	18'3 x 10'10			x	3	Main	2	No
Above	Master Bedroom	12'1 x 11'5			x	4	Below	3	Yes
Above	Bedroom	13'3 x 9'3			x	5			
Above	Bedroom	11'5 x 8'10			x	6			
Below	Bedroom	13'10 x 9'4			x	7			
					x	8			

Listing Broker(s): **Luxmore Realty**

Beautiful complex Seaside by Mosaic. Prime location! Large 4 Bedroom and 3 full Bathroom unit with 10 ft ceiling. Opened kitchen is well-equipped appliances and with lots of storage cabinetry. The Seaside Club offers 10,000 sf of indoor and outdoor fun - a pool, fitness center, kids play area and great room. Covered side by side parking for two cars below and two on the driveway. Bonus a full bathroom with bedroom for guest below. Enjoy the sun, the beach, the ocean and incredible destination shoppin. Centennial Beach and Tsawwassen Beach are a stone's throw away and a neighboring golf course means there's so much to love.