



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



Sold **76 4638 ORCA WAY** Residential Attached
R2654708 Tsawwassen **\$929,000 (LP)**
 Board: V Tsawwassen North **\$1,001,000 (SP)**



Sold Date: **2/28/2022** If new, GST/HST inc?:
 Meas. Type: Bedrooms: **4** Original Price: **\$929,000**
 Frontage(feet): Bathrooms: **3** Approx. Year Built: **2020**
 Frontage(metres): Full Baths: **3** Age: **2**
 Depth / Size (ft.): Half Baths: **0** Zoning: **RM2**
 Sq. Footage: **0.00** Gross Taxes: **\$2,967.24**
 Flood Plain: P.I.D.: **031-018-645** For Tax Year: **2021**
 View: Complex / Subdiv: **SEASIDE SOUTH** Tax Inc. Utilities?:
 First Nation Reserve: Tour:
 Services Connctd: **Community, Electricity, 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, Vinyl, Wood**
 Foundation: **Concrete Slab**
 Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Metal**

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

Legal: **031-018-645 STRATA LOT 76, 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, Pool; Outdoor**
 Site Influences: **Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): 685	Units in Development: 125	Tot Units in Strata: 125	Locker:
Finished Floor (Above): 660	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 306	Maint Fee: \$303.37	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,651 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,651 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 0	Short Term Lse-Details:		

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

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

Seaside by Mosaic. Prime location ! Large 4 Bedroom and 3 full Bathroom unit with 10 ft ceiling. Ground level bedroom has window, closet and a full bathroom. Opened kitchen is well-equipped appliances and with lots of storage cabinetry. Outstanding bedrooms allow to fit queen size beds. Minutes to Tsawwassen Mills, restaurants, Rona, Home Depo and more.