



Presented by:
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Sold
R2790356

121 4638 ORCA WAY

Residential Attached

Board: V
 1/2 Duplex

Tsawwassen
 Tsawwassen North
 V4M 0C2

\$1,129,000 (LP)

\$1,075,000 (SP)



Sold Date: **7/21/2023** If new,GST/HST inc?:
 Meas. Type: Bedrooms: **4**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **3**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **031-138-462**
 View: :
 Complex / Subdiv: **Seaside**
 First Nation:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,179,000**
 Approx. Year Built: **2020**
 Age: **3**
 Zoning: **RM2**
 Gross Taxes: **\$4,175.04**
 For Tax Year: **2023**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 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**

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**

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

Legal: **STRATA LOT 121, 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, Shopping Nearby**
 Features:

Finished Floor (Main): **1,002**
 Finished Floor (Above): **484**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **682**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,168 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,168 sq. ft.**

Units in Development:
 Exposure: **East**
 Mgmt. Co's Name: **AWM Alliance**
 Maint Fee: **\$543.27**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

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

Locker:
 # of Pets:
 Cats:
 Dogs:

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

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # 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	14'10 x 11'11	Above	Bedroom	12'7 x 16'3	1	Main	4	Yes
Main	Dining Room	12'5 x 9'1			x	2	Below	3	No
Main	Kitchen	12'7 x 10'2			x	3	Above	5	Yes
Main	Primary Bedroom	15'5 x 12'0			x	4			
Main	Walk-In Closet	9'6 x 4'11			x	5			
Below	Bedroom	16'0 x 11'6			x	6			
Below	Laundry	6'6 x 5'6			x	7			
Above	Bedroom	12'7 x 11'5			x	8			

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

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1/2 Duplex in one of Tsawwassen's newest & most desirable communities Seaside by Mosaic. Stunning 4 bdrm/3 bath home overlooks Tsawwassen Springs golf course & boast all the luxuries of a detached home at a fraction of the price. Over 2,100 sqft of functional living with 10' ceilings on the main & a large Primary bedroom w/ walk in closet & generous sized ensuite. Upstairs are 2 bedrooms connected by a Jack & Jill bathroom. Ground level consists of a large room w/ adjacent bathroom that could accommodate nanny or in law suite. Some of the many features include S/S app, black accent hardware, massive island w/ extra storage, dble car garage and more! Amenities building is in a class of its own with over 10,000sqft indoor & outdoor space including club house, gym, kids play area & pool!