



Presented by:  
**Maria Senajova PREC\***

Stilhavn Real Estate Services  
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**Closed**  
**R2894073**  
Board: V  
Townhouse

**84 4638 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$760,000 (LP)**  
**\$740,000 (SP)**



List Date: **6/12/2024** If new, GST/HST inc?:  
Days On Market: **104** Bedrooms: **2**  
Sold Date: **9/24/2024** Bathrooms: **3**  
Meas. Type: **Feet** Full Baths: **2**  
Frontage(feet): Half Baths: **1**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-018-726**  
Sq. Footage: **0.00**  
View: :  
Complex / Subdiv: **SEASIDE**  
Services Connctd: **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**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

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

Dist. to School Bus:

Legal: **STRATA LOT 84, 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, Pool; Outdoor, Recreation Center**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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:  
Exposure:  
Mgmt. Co's Name: **AWM Alliance**  
Maint Fee: **\$332.17**  
Maint Fee Includes: **Gardening, Management, Recreation Facility**

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

Locker:

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

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age: # of Pets:  
# or % of Rentals Allowed: Cats: **Yes** Dogs: **Yes**  
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	13'2 x 12'3			x	1	Above	3	Yes
Main	Dining Room	10'4 x 8'10			x	2	Above	4	No
Main	Kitchen	12'3 x 11'3			x	3	Below	2	No
Above	Primary Bedroom	14'1 x 12'3			x	4			
Above	Bedroom	12'3 x 11'6			x	5			
Below	Den	7'9 x 7'6			x	6			
Below	Foyer	7'6 x 3'11			x	7			
					x	8			

Listing Broker(s): **One Percent Realty Ltd.**

**Nestled in a quiet cul-de-sac within the vibrant Seaside community, this 2-bedroom + den townhome offers unobstructed views of the greenbelt/forest. Built in 2020, this three-level unit features oversized windows for ample natural light. The ground level includes a versatile den facing a gated yard, a powder room, in-suite laundry, and a finished garage. The second level, with a 10' ceiling, boasts an open-concept kitchen with stainless steel appliances, a dining area, and a spacious living room opening to a private balcony. The third level has two large bedrooms, two full bathrooms, and extensive closet space. Located near Tsawwassen Mills mall and Tsawwassen Springs Golf Club, residents also enjoy access to the Seaside Club with 10,000 sq. ft. of amenities, including an outdoor pool.**



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**Pending**  
**R2937842**  
Board: V  
Townhouse

**49 4716 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0E5

Residential Attached  
**\$998,500 (LP)**  
**\$975,000 (SP)**



List Date: <b>10/21/202</b>	If new, GST/HST inc?:	Original Price: <b>\$998,500</b>
Days On Market: <b>34</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2021</b>
Sold Date: <b>11/24/2024</b>	Bathrooms: <b>3</b>	Age: <b>3</b>
Meas. Type: <b>Feet</b>	Full Baths: <b>3</b>	Zoning: <b>RM2</b>
Frontage(feet): <b>0.00</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,522.17</b>
Frontage(metres): <b>0.00</b>	Flood Plain:	For Tax Year: <b>2024</b>
Depth / Size (ft.): <b>0.0</b>	P.I.D.: <b>031-509-452</b>	Tax Inc. Utilities?: <b>No</b>
Sq. Footage: <b>0.00</b>	View: <b>:</b>	Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>SEASIDE BY MOSAIC</b>	Services Connctd: <b>Electricity, Water</b>	

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

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, Metal**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport & Garage**  
Dist. to Public Transit:  
Title to Land: **Leasehold prepaid-Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 19, 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, Garden, Pool; Outdoor**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): **694**  
Finished Floor (Above): **721**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **360**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,775 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,775 sq. ft.**

Units in Development: **52**  
Exposure:  
Mgmt. Co's Name: **AWM Alliance Real Estate Group**  
Maint Fee: **\$442.48**  
Maint Fee Includes: **Gardening, 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: **8**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
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	Living Room	15'4 x 14'2			x	1	Above	3	Yes
Main	Dining Room	15'4 x 10'11			x	2	Above	4	No
Main	Kitchen	17'1 x 12'			x	3	Below	3	No
Above	Primary Bedroom	13'7 x 12'4			x	4			
Above	Bedroom	13'5 x 9'2			x	5			
Above	Bedroom	11'3 x 9'4			x	6			
Below	Foyer	12'11 x 3'11			x	7			
Below	Bedroom	11'9 x 10'11			x	8			

Listing Broker(s): **Regent Park Fairchild Realty Inc.**

**Welcome to Seaside by Mosaic Homes in sunny Tsawwassen! This pristine 4-bedroom 3-bath townhouse is move-in ready. Adore the Scandinavian-inspired kitchen w/chic olive shaker cabinets & generous quartz countertops-ideal for meal prep & entertaining. Main floor boasts wide-plank wood-laminate flooring, high ceilings, and oversized windows that fill the space with natural light. Trendy lighting in the expansive dining & living rooms creates a warm cozy ambiance. Upstairs, find the comfort of a spacious master bedroom, 2 well-sized bedrooms, and immaculate bathrooms. Versatile ground-floor 4th bedroom & full bath are perfect for a home office or teen's haven! No BC Speculation & Vacancy tax & No Foreign Buyer tax! Amenities: o/d pool, lounge & gym. DON'T MISS THIS PARK-FACING CHARMING GEM!**