



Presented by:
Maria Senajova PREC*

Stilhavn Real Estate Services
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Sold
R2869331
Board: V
Townhouse

15 4726 ORCA WAY
Tsawwassen
Tsawwassen North
V4M 0E7

Residential Attached
\$929,000 (LP)
\$929,000 (SP)



List Date: **4/10/2024** If new, GST/HST inc?:
Days On Market: **2** Bedrooms: **3**
Sold Date: **4/12/2024** Bathrooms: **3**
Meas. Type: **Feet** Full Baths: **2**
Frontage(feet): Half Baths: **1**
Frontage(metres): Flood Plain:
Depth / Size (ft.): P.I.D.: **031-671-152**
Sq. Footage: **0.00**
View: **Yes : FIELD, GREENSPACE**
Complex / Subdiv: **SEASIDE**
Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$929,000**
Approx. Year Built: **2022**
Age: **2**
Zoning: **MF**
Gross Taxes: **\$3,062.00**
For Tax Year:
Tax Inc. Utilities?: **No**
Tour:

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

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Leasehold prepaid-Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT 15, PLAN EPS7672, 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, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 663	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 673	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell	Mgmt. Co's #:	
Finished Floor (Below): 106	Maint Fee: \$396.58	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Recreation Facility, Snow removal		
Finished Floor (Total): 1,442 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,442 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

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

Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
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	15'0 x 14'0			x	1	Main	2	No
Main	Dining Room	9'5 x 10'9			x	2	Above	3	Yes
Main	Kitchen	15'2 x 12'0			x	3	Above	4	No
Above	Primary Bedroom	12'0 x 12'0			x	4			
Above	Bedroom	13'5 x 9'			x	5			
Above	Bedroom	11'5 x 9'0			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Regency Realty**

Rare 3 bed/3bath unit in desirable "Seaside" community by Mosaic. Newest, final Phase in the Seaside Complex. This airy, spacious townhome features 10 ft ceilings, open floorplan w/large kitchen, living room upgraded w/modern concrete wall fixture w/built in shelving/cabinetry/lighting. Upstairs feat 3 bedrooms w/spacious primary bdrm & 2 full baths. Super private townhome is perfectly located in the complex with privacy in the front & facing greenspace out back. 2 car tandem garage with storage shelving. Close to Tsa Mills shopping, restaurants, BC Ferries & Tsa Beach is stone's throw away & Tsa Springs golf course . Seaside Club offers 10,000 sf of indoor & outdoor fun: pool, fitness center, kids area & party room. With New home warranty! NO FOREIGN BUYER OR VACANCY TAX!



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Sold
R2867322
Board: V
Townhouse

94 4638 ORCA WAY

Tsawwassen
Tsawwassen North
V4M 0C2

Residential Attached

\$978,000 (LP)

\$970,000 (SP)



List Date: **4/7/2024** If new, GST/HST inc?:
Days On Market: **19** Bedrooms: **4**
Sold Date: **4/26/2024** Bathrooms: **3**
Meas. Type: **Feet** Full Baths: **3**
Frontage(feet): Half Baths: **0**
Frontage(metres): Flood Plain:
Depth / Size (ft.): P.I.D.: **031-018-823**
Sq. Footage: **0.00**
View: :
Complex / Subdiv: **Seaside**
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$978,000**
Approx. Year Built: **2020**
Age: **4**
Zoning: **TFN MF**
Gross Taxes: **\$3,412.51**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

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

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport; Single, Garage; Single**
Dist. to Public Transit: **3 Blocks** Dist. to School Bus:
Title to Land: **First Nations Lease**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **Yes: Dining room chandelier Blackout drapes - 2 western bedrooms**
Floor Finish:

Legal: **STRATA LOT 94 DISTRICT LOT 169 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4960TOGETHER 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, In Suite Laundry, Pool; Outdoor, Recreation Center**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): **663**
Finished Floor (Above): **682**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **306**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,651 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,651 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **AWM Alliance Real Estate Group**
Maint Fee: **\$466.25**
Maint Fee Includes: **Gardening, Management, Recreation Facility**

Tot Units in Strata: **125** 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: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**
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	15'3 x 13'1			x	1	Above	4	No
Main	Kitchen	16'2 x 11'11			x	2	Above	3	Yes
Main	Dining Room	15'3 x 10'7			x	3	Below	3	Yes
Above	Primary Bedroom	13'11 x 12'1			x	4			
Above	Bedroom	11'6 x 8'11			x	5			
Above	Bedroom	10'5 x 9'0			x	6			
Below	Bedroom	11'7 x 10'11			x	7			
					x	8			

Listing Broker(s): **Royal LePage Regency Realty**

Seaside - gracious townhome living at this desirable & convenient location! Well planned, built & finished with an airy open floor plan, high ceilings & modern finishes. Gourmet's delight kitchen with large island & plenty of space & storage. Sunny & spacious western deck. Extra Br & Bt on the entry level. Easy access to beach, nature trails, nearby Tsawwassen Mills shopping & transit route. Amenity centre with stunning pool deck, well supplied fitness studio, entertaining salon, games room for little ones & much more. Enjoy good living in this beautifully appointed home in a wonderful location!