



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

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**

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	Units in Development: 52	Tot Units in Strata: 52	Locker:
Finished Floor (Above): 721	Exposure:	Storesys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance Real Estate Group	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 360	Maint Fee: \$442.48	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,775 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,775 sq. ft.	Restricted Age:		
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 8		

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!