



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

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**Closed**  
**R2886436**  
Board: V  
Townhouse

**88 4638 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$899,000** (LP)  
**\$950,000** (SP)



|                     |  |                            |                                  |
|---------------------|--|----------------------------|----------------------------------|
| List Date:          | <b>5/23/2024</b>                                       | If new, GST/HST inc?:      | Original Price: <b>\$899,000</b> |
| Days On Market:     | <b>11</b>  | Bedrooms:                  | <b>4</b>                         |
| Sold Date:          | <b>6/3/2024</b>  | Bathrooms:                 | <b>3</b>                         |
| Meas. Type:         |  | Full Baths:                | <b>3</b>                         |
| Frontage(feet):     |  | Half Baths:                | <b>0</b>                         |
| Frontage(metres):   |  | Flood Plain:               | <b>Yes</b>                       |
| Depth / Size (ft.): |  | P.I.D.: <b>031-018-769</b> | Tax Inc. Utilities?: <b>No</b>   |
| Sq. Footage:        | <b>0.00</b>  | Tour:                      |                                  |
| View:               | :  |                            |                                  |
| Complex / Subdiv:   | <b>Seaside</b>   |                            |                                  |
| Services Connctd:   | <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                            |                                  |

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport; Single, Garage; Single**  
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 88, 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, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center**

Site Influences: **Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

|  |   |                                   |         |
|--|---|-----------------------------------|---------|
| Finished Floor (Main): <b>686</b>            | Units in Development:   | Tot Units in Strata: <b>125</b>   | Locker: |
| Finished Floor (Above): <b>699</b>           | Exposure:   | Storeys in Building:              |         |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>AWM Alliance Real Estate Group</b>                | Mgmt. Co's #: <b>604-685-3227</b> |         |
| Finished Floor (Below): <b>360</b>           | Maint Fee: <b>\$466.25</b>  | Council/Park Apprv?:              |         |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Gardening, Management, Recreation Facility</b> |                                   |         |
| Finished Floor (Total): <b>1,745 sq. ft.</b> |   |                                   |         |
| Unfinished Floor: <b>0</b>                   |   |                                   |         |
| Grand Total: <b>1,745 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>                      |                                   |         |

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **8**

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     | 15'2 x 13'2  |       |      | x          | 1    | Above | 4           | Yes      |
| Main  | Kitchen         | 11'10 x 16'1 |       |      | x          | 2    | Above | 3           | No       |
| Main  | Dining Room     | 15'3 x 10'8  |       |      | x          | 3    | Below | 3           | No       |
| Above | Primary Bedroom | 12'1 x 13'4  |       |      | x          | 4    |       |             |          |
| Above | Bedroom         | 9' x 11'     |       |      | x          | 5    |       |             |          |
| Above | Bedroom         | 8'10 x 9'1   |       |      | x          | 6    |       |             |          |
| Below | Bedroom         | 10'9 x 11'7  |       |      | x          | 7    |       |             |          |
| Below | Foyer           | 4' x 12'9    |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Stilhavn Real Estate Services**

**Spacious modern living with added privacy and comfortable updates. This modern home offers 3 stories of elegance and 1745 sq ft of living space. With 4 bedrooms, 3 bathrooms, and 10' high ceilings, it's designed for discerning homeowners seeking comfort and style. Enjoy double exposures for optimal airflow and light, plus a 333 sq ft patio and balcony for outdoor relaxation. The property features developer's upgrades + owner's custom updates, including built-in cabinets, custom wardrobe, and an EV charger for added convenience. With exclusive access to a club house and swimming pool, this home fosters a tight-knit community atmosphere. Nestled within the esteemed Seaside Tsawwassen and steps away from the Tsawwassen Mills Mall and the seaside.**



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**Closed**  
**R2896015**

Board: V  
Townhouse

**67 4638 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached

**\$1,090,000** (LP)

**\$1,090,000** (SP)



List Date: **6/18/2024** If new, GST/HST inc?: **Yes** Original Price: **\$1,090,000**  
Days On Market: **1** Bedrooms: **4** Approx. Year Built: **2020**  
Sold Date: **6/19/2024** Bathrooms: **4** Age: **4**  
Meas. Type: Full Baths: **3** Zoning: **MF**  
Frontage(feet): Half Baths: **1** Gross Taxes: **\$3,714.81**  
Frontage(metres): Flood Plain: For Tax Year: **2023**  
Depth / Size (ft.): P.I.D.: **031-018-556** Tax Inc. Utilities?:  
Sq. Footage: **0.00** Tour: **Virtual Tour URL**  
View: **:**  
Complex / Subdiv: **SEASIDE SOUTH**  
Services Connctd: **Electricity, Water**

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

Style of Home: **3 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Vinyl**  
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, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen: **Full**  
Metered Water: **No**  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Carport & Garage, Carport; Multiple, Garage; Double**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **First Nations Lease**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 67, 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, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center**

Site Influences:  
Features:

Finished Floor (Main): **789**  
Finished Floor (Above): **747**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **314**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,850 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,850 sq. ft.**

Units in Development: **125** Tot Units in Strata: **125** Locker:  
Exposure: Storeys in Building: **3**  
Mgmt. Co's Name: **AWM Alliance** Mgmt. Co's #: **604-685-3227**  
Maint Fee: **\$478.44** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **14**

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 | 15'11 x 13'11 | Below | Other           | 19'8 x 18'10 | 1    | Main  | 2           | No       |
| Main  | Dining Room | 13'1 x 11'5   | Above | Storage         | 4'10 x 4'1   | 2    | Above | 4           | Yes      |
| Main  | Kitchen     | 11'10 x 11'2  | Above | Primary Bedroom | 12'11 x 11'7 | 3    | Above | 4           | No       |
| Main  | Eating Area | 10'10 x 7'7   | Above | Bedroom         | 10'5 x 9'7   | 4    | Below | 3           | Yes      |
| Main  | Other       | 19'8 x 8'1    | Above | Bedroom         | 11'7 x 9'0   | 5    |       |             |          |
| Below | Mud Room    | 5'0 x 4'1     | Main  | Patio           | 29'1 x 18'1  | 6    |       |             |          |
| Below | Bedroom     | 13'11 x 9'6   |       |                 | x            | 7    |       |             |          |
| Below | Storage     | 11'11 x 4'1   |       |                 | x            | 8    |       |             |          |

Listing Broker(s): **Stilhavn Real Estate Services**

**Your own climbing wall for under \$1.1M & 4 bdrm 1,850sf CORNER townhome is included! It's a family sanctuary, flooded with light, tailor-made for comfort & fun. Mud room at the entry lvl, 4th bdrm & full ensuite bath on the lower lvl offering extra space for guests or a perfect home office, 10' ceilings, large balcony & gated private green space creates seamless indoor/ outdoor living. I was not kidding about the climbing wall in your garage + additional storage & 2 parking spots in the driveway. 10,000+ sq ft Clubhouse w/ outdoor pool, gym, ping pong & games room + chic lounge for adults to unwind. 3 parks to frolic in. Tsw Mills Mall, Tsw Springs Golf Course, Beaches, Boardwalk, ferry terminal, quaint diners, boutique stores & excellent schools all steps away. Come and see for yourself!**