



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

Stilhavn Real Estate Services  
Phone: 604-657-1110  
http://www.vancouverurbanhomes.com  
maria@vancouverurbanhomes.com



**Sold**  
**R2846469**  
Board: V  
Townhouse

**120 4638 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$1,199,999 (LP)**  
**\$1,150,000 (SP)**



List Date: **2/2/2024** If new, GST/HST inc?:  
Days On Market: **19** Bedrooms: **4**  
Sold Date: **2/21/2024** Bathrooms: **3**  
Meas. Type: Full Baths: **3**  
Frontage(feet): Half Baths: **0**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-138-454**  
Sq. Footage: **0.00**  
View: :  
Complex / Subdiv: **SEASIDE**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$1,199,999**  
Approx. Year Built: **2020**  
Age: **4**  
Zoning: **STRATA**  
Gross Taxes: **\$3,605.04**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour: **Virtual Tour URL**

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

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

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

Reno. Year: **2021**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **First Nations Lease**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood**

Dist. to School Bus:

Legal: **STRATA LOT 120, 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, Garden, In Suite Laundry, Pool; Outdoor**

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

Finished Floor (Main): <b>1,017</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>721</b>	Exposure:	Storeys in Building: <b>3</b>	
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>410</b>	Maint Fee: <b>\$582.05</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Sewer</b>		
Finished Floor (Total): <b>2,148 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Grand Total: <b>2,148 sq. ft.</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite:	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht:	Short Term Lse-Details:		
# of Kitchens: <b>1</b>			
# of Levels: <b>3</b>			
# of Rooms: <b>12</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'10 x 4'5	Above	Bedroom	12'8 x 11'5	1	Main	3	Yes
Main	Kitchen	10'7 x 12'4	Below	Bedroom	11'7 x 16'8	2	Abv Main 2	4	Yes
Main	Dining Room	9'3 x 12'7	Below	Laundry	5'6 x 6'8	3	Bsmt	3	Yes
Above	Living Room	12'1 x 14'8	Below	Storage	6'5 x 11'11	4			
Main	Pantry	3'7 x 4'2			x	5			
Main	Primary Bedroom	11'5 x 15'4			x	6			
Main	Walk-In Closet	9'6 x 5'0			x	7			
Above	Bedroom	12'8 x 12'2			x	8			

Listing Broker(s): **RE/MAX Westcoast**

**Seaside by Mosaic-located in sunny Tsawwassen!! Rarely available and one of the larger units (2148 sq.ft) 10' ceilings, 4 bedrooms, unique with two primary bedrooms, one on main with level entry to private yard! Almost 100k in upgrades-wood flooring throughout, storage systems (house,closets,garage), black out+regular blinds, extended patio, Rheem continuous hot water, Polyurea garage floor coating + more! This gorgeous property shows like new! HUGE patio (22'x10')overlooks green space and the Tsawwassen golf course! DOUBLE car garage. Seaside clubhouse 10,000 sq.ft.-pool, fitness centre. Pets ok! Come see, fall in love and move in!!**



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**Sold**  
**R2835285**  
Board: V  
1/2 Duplex

**122 4638 ORCA WAY**

Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached

**\$1,129,000** (LP)

**\$1,070,000** (SP)



List Date: **11/29/2022** If new, GST/HST inc?:  
Days On Market: **79** Bedrooms: **4**  
Sold Date: **2/16/2024** Bathrooms: **3**  
Meas. Type: **Feet** Full Baths: **3**  
Frontage(feet): Half Baths: **0**  
Frontage(metres): Flood Plain: **Yes**  
Depth / Size (ft.): P.I.D.: **031-138-471**  
Sq. Footage: **0.00**  
View: **Yes : Greenbelt, Golf Course**  
Complex / Subdiv: **Seaside Mosaic**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$1,168,000**  
Approx. Year Built: **2020**  
Age: **4**  
Zoning: **RM2**  
Gross Taxes: **\$4,175.04**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour: **Virtual Tour URL**

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: **R.I.** Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Metal**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Carpet**

Dist. to School Bus:

Legal: **031-138-471 STRATA LOT 122, 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: **Central Location, Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Pantry, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main): **1,017**  
Finished Floor (Above): **721**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **410**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,148 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,148 sq. ft.**

Units in Development:  
Exposure: **East**  
Mgmt. Co's Name: **AWM Alliance**  
Maint Fee: **\$582.05**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal**

Tot Units in Strata:  
Locker: **No**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?: **No**

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **10**

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	12'1 x 14'8	Below	Bedroom	11'7 x 16'8	1	Main	4	Yes
Main	Kitchen	10'7 x 12'4	Below	Laundry	5'6 x 6'8	2	Above	4	Yes
Main	Dining Room	9'3 x 12'7			x	3	Below	3	Yes
Main	Primary Bedroom	11'5 x 15'4			x	4			
Main	Walk-In Closet	9'6 x 5'			x	5			
Main	Foyer	11'1 x 3'11			x	6			
Above	Bedroom	12'8 x 11'5			x	7			
Above	Bedroom	12'8 x 12'2			x	8			

Listing Broker(s): **Sutton Group Seafair Realty**

**In this Seaside Mosaic development, you are a short stroll to the beach in sunny Tsawwassen. With 3 stories this 1/2 duplex is in a spectacular location in the complex. 2100+ sq ft open concept, 10' ceilings, 4 beds, 3 baths boasting a stunning primary ensuite and walk-in closet. Large East facing rear covered balcony for those morning sunrises and an exclusively private backyard looking towards the Tsawwassen Springs Golf Course. Wildlife enjoyment awaits with deer, eagles, herons, squirrels and more. DOUBLE car SIDE by SIDE garage. Amenity building is 10,000 sq ft with an outdoor pool, fitness centre, club house and games room. Peace and tranquility at Seaside cannot be matched. 30 mins from YVR, 5 mins to BC Ferries and just a short walk to the mall. Open House Feb 25 2-4pm.**