



Presented by:  
**Maria Senajova PREC\***  
 Stihavn Real Estate Services  
 Phone: 604-657-1110  
<http://www.vancouverurbanhomes.com>  
[maria@vancouverurbanhomes.com](mailto:maria@vancouverurbanhomes.com)



**Sold**  
**R2695061**  
 Board: V  
 Townhouse

**51 4638 ORCA WAY**  
 Tsawwassen  
 Tsawwassen North  
 V4M 0C2

Residential Attached  
**\$779,000 (LP)**  
**\$760,000 (SP)**



Sold Date: **7/11/2022** If new, GST/HST inc?:  
 Meas. Type: Bedrooms: **2**  
 Frontage(feet): Bathrooms: **3**  
 Frontage(metres): Full Baths: **2**  
 Depth / Size (ft.): Half Baths: **1**  
 Sq. Footage: **0.00**  
 Flood Plain: P.I.D.: **031-018-394**  
 View: :  
 Complex / Subdiv: **SEASIDE**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$799,000**  
 Approx. Year Built: **2019**  
 Age: **3**  
 Zoning: **STRATA**  
 Gross Taxes: **\$2,570.76**  
 For Tax Year: **2022**  
 Tax Inc. Utilities?: **No**  
 Tour: **Virtual Tour URL**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Slab**

Renovations:  
 # of Fireplaces: 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: **1** Parking Access: **Rear**  
 Parking: **Garage; Single**  
 Dist. to Public Transit:  
 Title to Land: **First Nations Lease**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **031-018-394 STRATA LOT 51, 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**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Windows - Thermo**

Finished Floor (Main): <b>487</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>487</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM Alliance</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>219</b>	Maint Fee: <b>\$277.24</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, RV Parking, Snow removal</b>		
Finished Floor (Total): <b>1,193 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,193 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2 x 13'1			x	1	Below	2	No
Main	Dining Room	8'11 x 10'8			x	2	Above	3	Yes
Main	Kitchen	12'2 x 12'			x	3	Above	4	No
Below	Den	6'6 x 7'6			x	4			
Above	Master Bedroom	12'2 x 11'11			x	5			
Above	Bedroom	12'2 x 8'9			x	6			
		x			x	7			
		x			x	8			

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

**SEASIDE! This 1193 square foot; 2 bedroom and den and 3 bathroom home offers the best of townhome living! Enjoy the clean, spacious floorplan with white cabinetry; stainless steel appliances and large kitchen island with lots of storage. Conveniently located close to the highway for easy access to Tsawwassen ferry terminal and just a short 20 minute drive to Richmond. The Seaside Club features 10,000 square feet of indoor and outdoor fun, including a pool, fitness centre, a great room and children's play area. Walk to Tsawwassen Springs Golf Club to enjoy golf, dining at Pat Quinn's and gourmet meats and groceries at Newmans Fine Foods. Cliff Drive Elementary School catchment just a short drive away.**