



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

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



**Closed**  
**R2842056**  
Board: V  
Townhouse

**54 4638 ORCA WAY**  
Tsawwassen  
Tsawwassen North  
V4M 0C2

Residential Attached  
**\$813,900 (LP)**  
**\$785,000 (SP)**



List Date: **1/16/2024** If new, GST/HST inc?:  
Days On Market: **103** Bedrooms: **2**  
Sold Date: **4/28/2024** Bathrooms: **3**  
Meas. Type: Full Baths: **2**  
Frontage(feet): Half Baths: **1**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-018-424**  
Sq. Footage: **0.00**  
View: :  
Complex / Subdiv:  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$838,000**  
Approx. Year Built: **2019**  
Age: **5**  
Zoning: /  
Gross Taxes: **\$2,964.00**  
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, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport & Garage, Garage, Single, Visitor Parking**  
Dist. to Public Transit: **1 block** Dist. to School Bus: **few minutes**  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 54, 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, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm**

Finished Floor (Main): <b>572</b>	Units in Development:	Tot Units in Strata: <b>125</b>	Locker:
Finished Floor (Above): <b>505</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>245</b>	Maint Fee: <b>\$329.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,322 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,322 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</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	12'3 x 13'6			x	1	Main	3	Yes
Main	Dining Room	14'3 x 9'7			x	2	Above	4	No
Main	Kitchen	14'8 x 7'7			x	3	Below	2	No
Above	Primary Bedroom	12'3 x 11'11			x	4			
Above	Bedroom	12'3 x 11'3			x	5			
Below	Den	7'9 x 7'5			x	6			
Below	Foyer	6'2 x 7'1			x	7			
		x			x	8			

Listing Broker(s): **Sutton Group - 1st West Realty**

**Cozy corner unit townhouse by renowned builder Mosaic, with a location that boasts ample sunlight and shopping amenities within a walk or short drive. This beautiful unit contains 2 bedrooms plus large Den and 3 bathrooms with over 1300 sq ft of livable space along with over 400 sq ft of garage and balcony space! Kitchen includes Upgraded Fridge, functional center island, and window view by the kitchen sink. Strata Approved Level 2 Charging Station in garage. All bathrooms contains windows allow for ample light. Mysa Smart thermostat installed for easy app controls. Alluring clubhouse with 10,000 sq ft of outdoor pool, fitness centre, kids play area and celebration room. This community oriented neighbourhood is great for families and families to be.**



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

Stilhavn Real Estate Services  
Phone: 604-657-1110  
<http://www.vancouverurbanhomes.com>  
[maria@vancouverurbanhomes.com](mailto:maria@vancouverurbanhomes.com)



**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>	Approx. Year Built: <b>2020</b>
Sold Date: <b>6/3/2024</b>	Bathrooms: <b>3</b>	Age: <b>4</b>
Meas. Type:	Full Baths: <b>3</b>	Zoning: <b>TFN MF</b>
Frontage(feet):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,412.52</b>
Frontage(metres):	Flood Plain: <b>Yes</b>	For Tax Year: <b>2023</b>
Depth / Size (ft.):	P.I.D.: <b>031-018-769</b>	Tax Inc. Utilities?: <b>No</b>
Sq. Footage: <b>0.00</b>	View: <b>:</b>	Tour:
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.**



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

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



**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**

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!**