

Closed

R3063564

Board: V , Attached

1/2 Duplex

103 4638 ORCA WAY

Tsawwassen

Tsawwassen North

V4M 0C2

\$1,125,000 (LP)

\$1,080,000 (SP)

Days on Market: 25

Orig. Price: \$1,125,000

Prev. Price: \$0

Meas. Type: Feet

Frontage (feet):

Frontage (metres):

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

View:

Complex / Subdiv: Seaside South

First Nation Reserve:

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

List Date: 10/31/2025

Expiry Date: 1/31/2026

Seller's Acceptance Date: 11/25/2025

Subject Removal Date: 12/3/2025

Completion Date: 1/13/2026

If new,GST/HST inc?: Yes

Bedrooms: 4

Bathrooms: 3

Full Baths: 3

Half Baths: 0

P.I.D.: 031-138-284

Approx. Year Built: 2020

Age: 6

Zoning: CD

Gross Taxes: \$4,335.96

For Tax Year: 2025

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Style of Home: 3 Level Split

Construction: Frame - Wood

Exterior: Fibre Cement Board, Mixed

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: 1

R.I. Fireplaces:

Fireplace Fuel: Electric

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:

Fixtures Rmvd: Yes;Wardrobe Cabs in 2nd Bdrm, make-up table & mirror

Floor Finish: Laminate, Tile, Carpet

Legal: STRATA LOT 103, 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

Municipal Charges:

Garbage:

Water:

Dyking:

Sewer:

Other: \$1,538.2

Amenities: Club House, Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Heat Recov. Vent., Pantry

Finished Floor (Main): 1,007

Finished Floor (Above): 763

Finished Floor (AbvMain2): 0

Finished Floor (Below): 482

Finished Floor (Basement): 0

Finished Floor (Total): 2,252 sq. ft.

Unfinished Floor: 0

Grand Total: 2,252 sq. ft.

Units in Development: 292

Exposure:

Mgmt. Co's Name: AWM Alliance Real Estate Group

Maint Fee: \$654.87

Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal

Bylaw Restrictions: Pets Allowed, Rentals Allowed

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Tot Units in Strata: 125

Storeys in Building: 3

Mgmt. Co's #: 604-685-3227

Council/Park Apprv:

Locker: No

of Pets: 2

Cats: Yes

Dogs: Yes

Suite:

Basement: None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels:

of Rooms: 13

Floor

Type

Dimensions

Floor

Type

Dimensions

Bath

Floor

#Pieces

Ensuite?

Main

Living Room

14'4 x 11'11

Above

Storage

6'5 x 4'4

1

Main

4

Yes

Main

Dining Room

12'4 x 9'2

Below

Bedroom

18'2 x 11'6

2

Above

4

Yes

Main

Kitchen

16'6 x 12'8

Below

Laundry

6'6 x 5'6

3

Below

4

Yes

Main

Pantry

4'0 x 3'7

Below

Other

22'4 x 21'0

4

Main

Primary Bedroom

16'9 x 12'2

Below

Utility

8'0 x 6'5

5

Main

Walk-In Closet

9'5 x 4'9

6

Above

Bedroom

16'4 x 12'7

7

Above

Bedroom

14'0 x 12'8

8

List Broker 1: Stilhavn Real Estate Services - OFC: 604-398-7999

List Broker 3:

List Desig Agt 1: Maria Senajova PREC* - Phone: 604-657-1110

maria@vancouverurbanhomes.com

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1: eXp Realty - OFC: 833-817-6506

Buyer's Agent 1: Ryan Hartt PREC*

Owner: **Privacy Protected**

Commission: 3.2% ON THE FIRST \$100,000 PLUS 1.15% ON THE BALANCE

Appointments:

Call:

Phone:

Touchbase

Maria

604-657-1110

Occupancy: Owner

Realtor

Parking: 2 car garage + 1 driveway. Unit is like new with upgrades. Other meas. = garage. Strata Plan THA = 190.9m2. Measured by

Remarks: Slideworks. NO SPECULATION & VACANCY TAX!

You will love everything about Seaside – more sun, beach & ocean near by, Tsw Mills Mall down the street, Tsw Springs Golf Course, Nat's Cafe & Newman's fine foods walking distance + 10,000sf Clubhouse w/pool, gym, beautiful lounge & games rm. 4-bed Duplex style home w/private yard, double garage & flex layout - Primary bdrm, family room or a grand office on the main, guest/teenager's rm w/full bath down & 2 bdrms up. 10 ft ceilings, light filled main level w/ XL kitchen, 7 ft island, living & dining room seamlessly connected to a large covered deck. Windows on 3 sides allow for a symphony of light throughout the day. Exceptionally clean & shows like new. House sized rooms for downsizers, families will love to see & hear the kids in your sunny yard. This one just might be the perfect fit!

REA Full Realtor

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

04/28/2026 05:43 PM

1 Page

Closed

R3041557

Board: V , Attached

1/2 Duplex

125 4638 ORCA WAY

Tsawwassen

Tsawwassen North

V4M 0C2

\$1,199,000 (LP)

\$1,139,000 (SP)

Days on Market: 59

Orig. Price: \$1,250,000

Prev. Price: \$1,250,000

Meas. Type: Feet

Frontage (feet): 0.00

Frontage (metres): 0.00

Depth/Size: 0

Sq. Footage: 0.00

Flood Plain:

View: :

Complex / Subdiv: SEASIDE

First Nation Reserve:

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

List Date: 9/10/2025

Expiry Date: 3/31/2026

Seller's Acceptance Date: 11/8/2025

Subject Removal Date: 11/10/2025

Completion Date: 12/3/2025

Approx. Year Built: 2020

Age: 5

Zoning: RM2

Gross Taxes: \$4,403.13

For Tax Year: 2025

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Style of Home: 3 Storey, End Unit

Construction: Frame - Wood

Exterior: Fibre Cement Board, Vinyl, Wood

Foundation: Concrete Slab

Renovations:

#of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: Baseboard, Electric

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt, Metal

Total Parking: 2

Covered Parking: 2

Parking Access: Front

Parking: Garage; Double

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Leasehold prepaid-Strata

Land Lease Expiry Year: 2118

Seller's Interest: Registered Owner

Property Disc.: Ye :

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Mixed

Legal: STRATA LOT 125, 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

Municipal Charges

Garbage:

Water: \$1,465.

Dyking:

Sewer:

Other:

Amenities: Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener

Finished Floor (Main): 984

Finished Floor (Above): 701

Finished Floor (AbvMain2): 0

Finished Floor (Below): 480

Finished Floor (Basement): 0

Finished Floor (Total): 2,165 sq. ft.

Unfinished Floor: 0

Grand Total: 2,165 sq. ft.

Units in Development:

Exposure:

Mgmt. Co's Name: AWM ALLIANCE REAL ESTATE GROUP

Maint Fee: \$654.87

Maint Fee Includes: Garbage Pickup, Management, Recreation Facility, Snow removal

Tot Units in Strata: 125

Storeys in Building: 3

Mgmt. Co's #: 604-685-3227

Council/Park Apprv: No

Locker:

Suite: None

Basement: None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels:

of Rooms: 14

Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Restricted Age:

or % of Rentals Allowed: 100

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	14'3 x 11'9	Above	Bedroom	13'8 x 12'5	1	Main	4	Yes
Main	Dining Room	12'3 x 9'1	Above	Flex Room	10'10 x 3'11	2	Above	4	Yes
Main	Kitchen	12'7 x 9'6	Below	Bedroom	18'1 x 11'4	3	Below	3	Yes
Main	Bedroom	16'3 x 11'11	Below	Laundry	6'7 x 5'4	4			
Main	Walk-In Closet	9'3 x 4'5			x	5			
Main	Pantry	4'2 x 3'5	Below	Storage	5'6 x 2'1	6			
Above	Storage	6'5 x 4'4	Main	Foyer	11'10 x 3'7	7			
Above	Bedroom	12'5 x 12'2			x	8			

List Broker 1: RE/MAX Westcoast - Office: 604-273-2828

List Broker 3:

List Desig Agt 1: Stacey Davidson - Phone: 604-836-4580

soldbystaceyd@gmail.com

List Broker 2:

3

List Desig Agt 2:

3

Buyer's Broker 1: Royal LePage Regency Realty - Office: 604-943-7411

Buyer's Agent 1: Kelsey Veronica Lynch

Owner: ELRINO HERZA ARADEA AND CYNTHIA ANGERIA

Commission: 3.255% ON 1ST \$100,000 & 1.1625% ON BALANCE

2 Tim Rohwer

3

Appointments: Touchbase

Call: STACEY

Phone: 604-836-4580

Occupancy: Owner

Realtor Measurements as provided by strata plan and developer 2055sf. floorplans and room sizes professionally measured by Almond Tree, Inc.

Remarks: https://youtu.be/RLujiBQyiKs

?? Welcome to Seaside by Mosaic in sunny Tsawwassen—just steps from the beach! This sought-after M1 Plan half-duplex offers incredible flexibility with a ground-level entry that can easily be converted into a private in-law suite, guest area, or home office. ??? 3 spacious bedrooms ??? Large den (optional 4th bedroom) ?? Main-floor primary suite for ultimate convenience ??? Open-concept living with high ceilings and large windows flooding the home with natural light ?? Side-by-side garage and private fenced yard Enjoy resort-style living with a clubhouse, pool, gym, and walking trails—all within minutes of Tsawwassen Mills, schools, and beaches

REA Full Realtor

1 Page

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

04/28/2026 05:43 PM