

BUILDING BROCHURE

SEASIDE | SOUTH

4638 Orca Way · Tsawwassen, BC V4M 0C2



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BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



6 FOR SALE
FROM \$665,900

9 SOLD · 12 MO
\$680,000–\$1,139,000



Unit Mix

2 Bedroom

13 units
1,171 – 1,344 sf
from \$660,000

3 Bedroom

4 units
1,417 – 2,055 sf
from \$788,000

4 Bedroom

31 units
1,643 – 2,346 sf
from \$750,000

For Sale in Seaside | South & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,150,000	4 / 3	2205 sf	\$522	105 4638 ORCA WAY
\$1,149,000	4 / 4	1841 sf	\$624	13 4638 ORCA WAY
\$1,128,000	4 / 3	2205 sf	\$512	117 4638 ORCA WAY
\$899,900	4 / 4	1858 sf	\$484	21 4638 ORCA WAY
\$669,999	2 / 3	1223 sf	\$548	31 4638 ORCA WAY
\$665,900	2 / 3	1193 sf	\$558	51 4638 ORCA WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$900,000	4 / 3ba	2346 sf	\$384	2026-07-12
\$1,000,000	4 / 3ba	2243 sf	\$446	2026-06-09
\$979,000	4 / 4ba	1750 sf	\$559	2026-01-14
\$780,000	4 / 3ba	1749 sf	\$446	2025-12-25

Value & Financing

Price Positioning

\$541 /sq ft

Active listings here average **\$541/sf** vs **\$697/sf** across Tsawwassen.

22% below area average

Mortgage Snapshot

\$3,189 /mo

Entry price (from) **\$665,900**

20% down payment **\$133,180**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2020	LEVELS 3	SUITES 125	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN EPS4960	DEVELOPER Mosaic Homes
ARCHITECT Ekistics			

Overview

Seaside - 4638 Orca Way, Tsawwassen, BC V4M 0C2, Canada. Crossroads are Orca Way and Tsawwassen South Drive located in Tsawwassen. Completed in 2020. Seaside unit sizes range from 1171 to 2055 square feet. Amenities includes are clubhouse, kid's play area, fitness centre, dog wash station, outdoor lap pool, banquet space and outdoor terrace. Seaside is a new townhouse developed by Mosaic Homes.

Seaside is Tsawwassen and everyone loves Tsawwassen. More sun.The beach. An incredible new destination shopping experience just down the street. Theres a lot new happening here, with much more to come.

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Exercise Centre
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening
- ✓ Recreation Facility

Location



Les Twarog

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