

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	2	Age:	0
Lot Area:		Full Baths:	2	Zoning:	CR-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,178.86
Rear Yard Exp:	Southwest	Maint. Fee:	555.76	For Tax Year:	2023
View:	Yes			P.I.D.:	032-265-611

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Glass,Metal	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	177
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Ocean Mountians City scape
Mgmt. Company:	Rancho Property management - 604-684-4508
Complex / Subdiv:	Soleil
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 90 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLANEPS10169 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Club House,Elevator,Exercise Centre,Sauna/Steam Room,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Range Top,Security System,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'8 x 9'10			
Main	Dining Room	10'6 x 9'7			
Main	Living Room	12' x 12'			
Main	Den	6'11 x 5'5			
Main	Primary Bedroom	12'7 x 10'2			
Main	Bedroom	10'10 x 9'11			

Finished Floor (Main):	973 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	973 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	973 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Stunning south-west corner 973 sf, 2 bdrm + den, 2 bath, brand new home with expansive 433 sf wrap-around balcony features spectacular panoramic ocean and Gulf Island views. Bright, open layout, over-height ceilings, elegant finishes, air-conditioning, custom roller blinds and quality concrete construction. Kitchen is equipped with premium Bosch 800 Series stainless steel appliance package and polished quartz, waterfall edge island, complemented by a contemporary color scheme, soft-close cabinets and warm under-cabinet lighting. King-sized master bedroom has ensuite with quartz countertops, dual sinks and Grohe plumbing fixtures. Includes gas hook-up for BBQ, an EV-ready parking stall and storage locker. The Gateway Room offers 8000 sf of indoor and outdoor amenities.