

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	1	Age:	19
Lot Area:		Full Baths:	1	Zoning:	MR30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,038.23
Rear Yard Exp:		Maint. Fee:	363.95	For Tax Year:	2023
View:				P.I.D.:	026-023-300

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	175 - Total Units in Strata: 175
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	
Mgmt. Company:	leonis - 604-575-5474
Complex / Subdiv:	SOLAY
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS945 LT 14 LD 36 SEC 27 TWP 1 ENTITLEMENT OF THR STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center
Site Influences:	Central Location,Gated Complex,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Vacuum - Roughed In,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	4'4 x 4'0			
Main	Living Room	12'5 x 10'2			
Main	Dining Room	10'10 x 8'0			
Main	Kitchen	15'7 x 14'2			
Above	Primary Bedroom	11'8 x 11'6			
Above	Bedroom	12'0 x 10'9			

Finished Floor (Main):	561 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	508 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	67 sqft	# Of Levels:	3			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,136 sqft	Basement:	Unfinished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,136 sqft	# Of Pets:				

Welcome to this stunning Solay townhome by Adera, nestled in a gated community. This bright, open-plan unit features 2 bedrooms, 1 bathroom, & a potential room on the garage level. Enjoy upgrades like designer paint, hardwood floors, faux marble tile in the foyer, white quartz countertops, & SS appliances. The cozy living room boasts a stone fireplace & window seat, while the master bedroom features vaulted ceilings & a built-in Ikea wardrobe. The bathroom includes double sinks & a separate soaker tub. Step outside to a large sunny deck & a spacious patio with a yard. With a tandem garage & driveway accommodating 3 vehicles, this unit faces west, offering privacy with views of mature trees. Steps to a heated outdoor pool, gym, clubhouse & playground, Close to schools, shops and transit.