

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:	\$0.00
Rear Yard Exp:		Maint. Fee:	589.98	For Tax Year:	2024
View:	Yes			P.I.D.:	032-265-816

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Glass	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 177
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : N. SHORE, MT. BAKER, OCEAN
Mgmt. Company:	RANCHO MANAGEMENT - 604-684-4508
Complex / Subdiv:	Soleil
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 110, PLAN EPS10169, SECTION 11, TOWNSHIP 1, 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:	Air Cond./Central,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Playground,Pool; Outdoor,Sauna/Steam Room,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Smoking Restrictions
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'	Main	Laundry	6' x 3'
Main	Kitchen	12' x 9'	Main	Foyer	8' x 5'
Main	Dining Room	10' x 10'			
Main	Primary Bedroom	12' x 10'			
Main	Walk-In Closet	7' x 5'			
Main	Bedroom	10' x 9'			
Main	Den	9' x 8'			

Finished Floor (Main):	1,023 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,023 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,023 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Soleil corner 2 bedroom & den with amazing 270 degree views from North Shore Mountains to Mount Baker, Semiahmoo Peninsula and ocean. Open floor plan with high windows provides a feeling of space & tranquility both inside and out. Top quality appliances. Air conditioned. One balcony off of kitchen perfect for your BBQ (gas hook up in place). Huge part covered second balcony with south views to Mount Baker and some ocean view. 2 full size parking spots with EV charger already installed. Storage locker. Soleil offers 8000 sq.ft. of amenities. 2 guest suites, gym, outdoor pool, sauna, steam room, hot tub, playground, lounge with kitchen, office space, car wash. Perfect White Rock location with shopping and services at your door. Semiahmoo High School Catchment. SELLER HAS PAID THE GST.