

Solei Terrace 32 condos in an four-storey building by Skov Developments

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SOLEI TERRACE

Project location: Tsawwassen

Project size: 32 two-bedroom condos in a four-storey building

Residence size: 834 - 905 sq. ft.

Price: \$299,900 - \$339,900, including net HST

Developer: Skov Developments

Architect: Peter Dandyk

Interior design: Lorie Grant

Sales centre: 5599 14B Ave., Tsawwassen

Hours: noon - 5 p.m., Sat - Wed (By appointment only from Dec. 14 - Jan. 7)

Website: www.soleiliving.com

Email: info@soleiliving.com

Telephone: 604-943-8188 (Doug Lucier)

Occupancy: Immediate

As the chief sales agent for the Solei Terrace homes in Tsawwassen, Doug Lucier isn't just delivering a slick marketing pitch when he espouses the merits of life in the South Delta community.

He's well acquainted with the place. After all, come next February, he will have lived in Tsawwassen for 20 years.

"It reminds me of where I grew up in East Vancouver, where everybody knows everybody," says Lucier, who's with MacDonald Realty Westmar. "There's a real down-home friendly atmosphere. It's not an impersonal place. I'll go anywhere and I'll know loads of people. So it's just sort of a small town. In essence, it is."

That small town has now welcomed a new arrival - a four-storey building with 32 condominium homes that's within a short stroll of the town centre and all its amenities; a Starbucks, a Thrifty Foods, a library and a liquor store - not to mention a small shop-ping mall that's able to supply most of the locals' needs.

Solei Terrace, as most of those locals well know, is aptly named, its moniker a nod to the community's abundant sunshine - or abundant in Lower Mainland terms, at least.

"The name is obviously a takeoff on sunny Tsawwassen," says Lucier. "And that's a fact. Everybody knows that - or maybe not everybody knows that."

Solei Terrace, an undertaking from Rolly Skov and nephew Peter - the principals behind Skov Development - is now complete and welcoming the first of its occupants. Of the 32 homes - all with two bedrooms and two bathrooms - some 15 have sold, primarily to first-time buyers and downsizers, Lucier reports.

"[It's been] mostly first-time buyers and couples, I guess late twenties, early thirties," he says. "But the size is also great for downsizers because they're from 834 to 905 [square feet]. That's pretty spacious."

As the smartly decorated 905-square-foot show suite demonstrates, the appeal extends far beyond that sense of space. The open-plan unit is fitted with engineered hard-wood flooring in the main living area, and porcelain tile in the kitchens and bathrooms. Cabinetry is both ample and stylish in the kitchen, which has granite counters, double undermount sinks, pot lighting and a porcelain tile backsplash.

The large laundry room is generously sized, with built-in storage shelves, and enough room, points out Lucier, to hang a couple of bicycles, which would no doubt get plenty of use on the dikes in and around Tsawwassen. Also on the roomy size is the master bedroom, which, although furnished with a queen-sized bed, could easily accommodate a king, Lucier notes.

Space - a perennial concern to condo owners - is further addressed in the heated underground parking area; occupants of each unit will be given a large storage locker, as well as a parking stall.

Each unit will also have a deck space. Ceilings on the third and fourth floors rise to nine feet, and view prospects are offered from homes on the top level.

Price, finishings and location were chief among the factors that appealed to Sal Aroon, who has just taken pos-session of his Solei Terrace home.

"The interior finishings are not something you typically see at this price point, especially for a brand-new building," says Aroon, a 31-year-old who works as a wireless communications planning manager in Richmond.

As a longtime resident of nearby Ladner, Aroon and his wife of two years had been house-hunting for six months, primarily focusing on South Delta.

"Our search included everything from condos to townhouses and even single-family homes, some of which offered rental income," Aroon says. "We even came close to offering double what we paid at Solei Terrace for a 30-year-old home, which would need costly renovations, not to mention the increased repairs [and] maintenance, being an older home."

Solei Terrace is situated off 56th Street - the town's main drag - but the building was designed to address any noise concerns residents might have.

"This is an extremely well-built building," Lucier says. "It's Hardie [board] exterior, which is a concrete compressed board. It is rainscreened. It was built by a commercial builder - they're called Unitech - and most commercial buildings are built to a higher standard. [As well], it has thicker windows and a little more soundproofing."

Lucier notes that the developer is now offering an incentive to those who may be pondering a Solei Terrace purchase. A \$10,000 "decorator allowance" is being made available to the next four buyers who purchase a home before the end of the year.

"We call it a decorator allowance, but it's basically a discount," he says. "You can use it for whatever you want."

Solei Terrace, Lucier says, is centrally located in a community with much to offer outdoor enthusiasts, those who enjoy proximity to trails and beaches and golf courses. To Sal Aroon, however, it seems to be so much more.

"It's a safe and quiet community, ideal for raising a family," he says. "We'll have our own home in a community we love, with family, friends nearby, all without the stress of a huge mortgage."



All solei Terrace homes have two bedrooms and two bathrooms.



Kitchens have pot lighting, double undermount sinks and granite counters.



Like all units, the 905 square foot show suite has an open-concept layout



Each home has a patio, accessed off the main living area.



The show suite is fitted with engineered hardwood flooring in the main living area, which provides a light, natural feel.

