

Welcome to 101 Soleil Avenue



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Rustic inspired charm infused with modern open concept design in this stunning home nestled on a premium corner lot in the family friendly community of Summerside in Orleans close to parks, schools, transit, and shopping. Superior curb appeal with manicured, landscaped, and lush fully fenced lot with mature trees, gardens, and stone. Main level is flooded with natural light through countless windows with inviting foyer, 2pc bath, living/dining flex room with wide plank hardwood floors. Chef and entertainer focused kitchen and eating area with premium cabinets/drawers, matte hardware, quartz counters, tile backsplash, and eating area that flows through the family room with shiplap accent wall and gas fireplace. 2nd Level sleeping quarters with expansive primary bed retreat with walk in closet and luxurious ensuite bath with relaxing soaker tub and glass walk in shower. Three additional bedrooms are well sized plus linen, laundry room, and 4pc main bath. Freshly finished basement extends the family living space with vinyl plank flooring, LED pot lights, 2 pc bathroom and abundance of storage. Second to none, and opportunity that cannot be missed.

ITEMS OF NOTE	UPDATES
<ul style="list-style-type: none">• 2013 Mattamy Built Home• Poured concrete foundation• Hot water tank: Gas rental• Heating: Forced Air Natural Gas Furnace Cooling: Central Air• Premium Corner Lot, Fully Fenced• 9' Ceilings Main Level• Approximate Property Taxes: \$5051.08/2022• Approximate Utility Expenses Annually: Hydro \$1800, Gas \$1560, Reliance \$1000, Water \$1000• Inclusions: Refrigerator, Stove, Dishwasher, Microwave/Hood-Fan, Washer, Dryer, All Electric Light Fixtures, All Window Coverings and Hardware, Automatic Garage Door Opener and Remote(s), Exterior Storage Shed.• Exclusions: Television and Wall Mounts, Bookcase in Living Room, Shelves in Primary Bedroom, Kitchen and En-suite bathroom.	<ul style="list-style-type: none">• Ceramic Tile Surround – Gas Fireplace (2022)• Garage Door Springs (2022)• Laneway Sealed, New Lip (2022)• Fully Finished Basement + 2PC Bath (2022)• All Electric Light Fixtures (2022)• Painted Throughout (2021)• Exterior Landscaping: Manicured Greens, Garden Beds, Pea-stone Gravel, Stone walkways (2021)• Aluminum Capping to Garage Frame and 2x Oversized Windows (2021)• Dishwasher (2020)

Main Level Information

FOYER: Welcoming double door entrance with glass panel inlay and transom windows that light up the inviting foyer. The wide and spacious entrance features earth toned ceramic tile floors, double mirrored closet with shelf/rod. Single overhead light fixture and pot lights for illumination. Walk into see the beautiful staircase with white painted spindles, hardwood railings that match the hardwood flooring and grey carpeted steps.

POWDER ROOM: Conveniently located powder room with country style design features barnboard paneled wall with exposed nails, toilet, white pedestal sink with chrome hardware and decorative mirror/light fixture.

LIVING/DINING ROOM: Spectacular formal living/dining flex space provides for a custom floorplan. Currently setup as a living room with wide plank brown hardwood floors, decorative shiplap accent wall reaching to the cathedral ceiling, and overhead light fixture with 4 pot lights. With south-west exposure and 8 windows with faux California shutters, the main level is flooded with natural light.

FAMILY ROOM: Modern open concept floorplan culminates with a spacious family room with six overhead potlights, single decorative light, and double windows with faux California shutters that border the gas fireplace. Recently updated mantle and herringbone ceramic tile surround combined with rustic featured alabaster white shiplap wall complete the main level.

KITCHEN: Upgraded, white and bright kitchen features light quartz counters, white ceramic backsplash, and abundance of cabinetry with decorative crowns and recessed valence lighting and drawers for storage. Double undermount sink with matte black dual function faucet with pleasant view through the double window overlooking the porch. U-shaped kitchen is designed for the cook with plenty of prep space while focused on the entertainer with open concept sight lines into the eating area and family room. Six overhead pot lights and decorative pendant light with Edison bulb provide additional lighting. Includes the Stainless-Steel Appliances: Refrigerator (with ice/water line), Microwave/Hood-Fan Combo Unit, Stove, and Dishwasher. The final touch is the chalk board accent wall for meal planning and activities focused on the suburban family lifestyle. Eat in area accommodates a large table for dining and provides access through the single door to the backyard.

GARAGE: Interior access to the double car garage is located adjacent to the family room. The garage includes built in shelving, plenty of space for storage, and automatic garage door opener.







Second Level Information

STAIRCASE / HALLWAY: Beautiful staircase with stained hardwood railings and white painted spindles with grey carpeted floors lead to the second level sleeping quarters. At the top of the landing there is a single overhead light fixture and provides access to the linen closet.

PRIMARY BEDROOM: Primary bedroom retreat located at the back of the home with plush grey carpets, overhead ceiling fan/light fixture, double window plus half-moon transom, cream-coloured walls, and designer emerald green paneled accent wall. Well sized walk-in closet with single overhead light fixture and built-in shelves/rod for storage.

ENSUITE: Luxurious bright and fresh 4pc bathroom with light ceramic tile floors, toilet, white box vanity with modern rectangular raised sink, quartz speckled counters and decorative mirror/light fixture. The soaker tub is perfect for relaxation with tile surround while the glass walk-in shower features upgraded tile surround and floor.

BEDROOM 2: Well sized second bedroom with grey painted walls, double window, overhead ceiling fan/light fixture combo, grey plush carpets, and closet. (Doors removed, included in sale).

BEDROOM 3: Well sized third bedroom with dark grey painted walls, double window, overhead ceiling fan/light fixture combo, grey plush carpets, and closet. (Doors removed, included in sale).

BEDROOM 4: Spacious fourth bedroom currently setup as home office features two sets of double windows for natural light, overhead ceiling fan/light fixture combo, plush grey carpets and double sliding door closet.

LAUNDRY: Fantastic 2nd level laundry room with easy care vinyl floors, built in cabinets for storage, and includes the front-loading Washer and Dryer.

BATHROOM 4PC: Large main 4pc bath with ceramic tile floor, toilet, box vanity with dark speckled laminate counters, chrome hardware, decorative light fixture/mirror, and tub/shower combo with grey tile surround. Single window provides additional light.







Basement Information

STAIRCASE / HALLWAY: Staircase with grey carpets, white railing, and two side mounted LED pot lights lead to the fully finished basement.

RECREATION ROOM: Huge recreational room extends the family living space with a modern design including brown wide plank vinyl floors, grey painted walls, 8 LED flush mounted pot lights on dimmers, and double window looking into the backyard. Additional storage can be found under the stairs through the sliding barndoor.

BATHROOM 2PC: Conveniently located 2pc bathroom with toilet, white box vanity with matte black hardware and decorative mirror, towel rack and single pot light.

STORAGE/UTILITY ROOM: Large storage and utility room houses the furnace, electrical panel, hot water tank, air exchanger, utility sink, and home networking center. Storage is abundant and accommodating.



Exterior Information

Nestled in the family friendly community of Summerside in Orleans, this charming home sits on a premium corner lot with manicured greens, mature trees, garden beds, and landscaped walkways. The front features a large sitting porch overlooking the property, and appealing combination of vinyl siding with light brick. The fully fenced backyard is perfect for children, pets, or entertainment with plenty of manicured green grass, maintenance free pea stone gravel sitting area, and lush garden beds. In the center of the backyard is a propane firepit with brick surround perfect for summer evenings. Bonus storage shed expands the storage options year-round.

