

Buyer's Information Packet

421 Solaz Place
Gibsons (SCRD), BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

604.741.1122 • sandybellamy.ca





Presented by:
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 Bellamy Group
 RE/MAX City Realty
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<http://www.sandybellamy.ca>
sandy@bellamy.ca



Active
R2955914
 Board: V
 House/Single Family

421 SOLAZ PLACE
 Sunshine Coast
 Gibsons & Area
 V0N 1V5

Residential Detached
\$1,799,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,799,000**
 Meas. Type: **Metres** Bedrooms: **5** Approx. Year Built: **2019**
 Frontage(feet): **77.43** Bathrooms: **5** Age: **6**
 Frontage(metres): **23.60** Full Baths: **4** Zoning: **R2**
 Depth / Size: **86' IRR** Half Baths: **1** Gross Taxes: **\$7,253.94**
 Lot Area (sq.ft.): **22,076.00** Rear Yard Exp: For Tax Year: **2024**
 Lot Area (acres): **0.51** P.I.D.: **027-954-846** Tax Inc. Utilities?:
 Flood Plain: **No** Tour:
 View: :
 Complex/Subdiv: :
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Other**
 Foundation: **Concrete Slab**

Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing:
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Concrete, Mixed**

Legal: **LOT 1, PLAN BCP41230, DISTRICT LOT 909, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Private Setting, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,675	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	462	Main	Living Room	20'7 x 18'	Abv Main 2	Bedroom	12'10 x 10'6	Floor #Pcs
Finished Floor (AbvMain2):	534	Main	Kitchen	17'1 x 11'1	Above	Storage	6'2 x 2'7	Main 2
Finished Floor (Below):	231	Main	Dining Room	16'4 x 10'10	Below	Bedroom	10'5 x 10'3	Main 5
Finished Floor (Basement):	0	Main	Den	11' x 8'	Below	Foyer	8' x 3'6	Above 5
Finished Floor (Total):	2,902sq. ft.	Main	Primary Bedroom	14'10 x 12'11			x	Abv Main 2 4
Unfinished Floor:	0	Main	Walk-In Closet	7'5 x 6'			x	Below 3
Grand Total:	2,902sq. ft.	Main	Laundry	6'10 x 6'7			x	
Flr Area (Det'd 2nd Res):	534sq. ft.	Main	Mud Room	7' x 6'7			x	
Suite: Legal Suite		Above	Bedroom	11'10 x 10'11			x	
Basement: None		Above	Bedroom	11'9 x 10'11			x	
		Above	Storage	10'10 x 8'5			x	
		Abv Main 2	Living Room	19'9 x 13'6			x	
		Abv Main 2	Kitchen	11'1 x 9'			x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **17**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

Listing Broker(s): **RE/MAX City Realty**

Stunning contemporary home on a flat half-acre lot, with carriage house apartment and separate guest suite, offering significant rental income. The primary residence features soaring ceilings, expansive windows, beautiful kitchen with oversized island, radiant in-floor heating, & cozy natural gas fireplace. The main floor includes the luxurious primary bedroom suite with access to the private and lush backyard - a perfect retreat. A detached double garage includes a charming carriage house suite. Additionally, a separate guest suite with full bath offers a second income. Minutes from Bonniebrook Beach, this is a rare opportunity for those seeking a private, elegant home with excellent revenue potential in a sought after coastal setting.



Special Features - 421 Solaz Place

Construction Details

- In-Floor Hydronic Heating for all-season comfort
- Gas boiler for efficiency
- Double-sided Gas Fireplace
- Heat Recovery Ventilation system
- Underground Utilities
- Gourmet kitchen with massive island
- Lots of oversized windows to let in light and the pretty tree views

Auxiliary Building

- Separate ground floor Guest Space, nicely finished, with windows and full bathroom with shower. Use this space for your ideas.... home office, studio, workout space....etc.... Currently configured as bedroom suite.
- One bedroom Carriage House suite above the double garage
- Spacious two car garage with quiet belt drive doors
- Two hydro meters - one for main house, one for auxiliary building

Exterior

- Lots of exterior parking space
- Flat lot, just over 1/2 acre
- Private yard
- Peaceful location, far from any highway
- Huge backyard patio
- Low maintenance landscaping
- Very close to Bonniebrook Beach



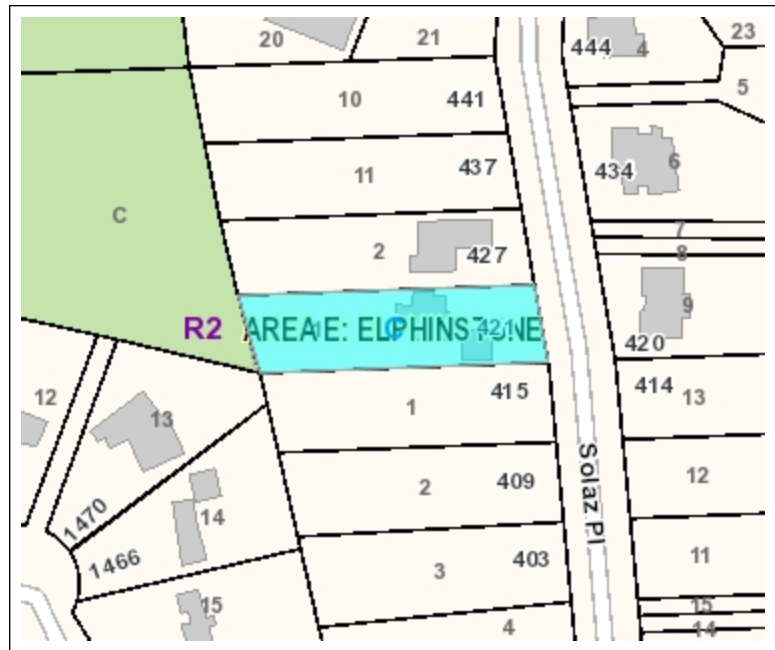
Property Report

421 SOLAZ PL

1/13/2025

PARCEL INFORMATION:

Jurisdiction: AREA E: ELPHINSTONE
Folio: 746.01460.005
PID: 027-954-846
Lot: 1
Block:
Plan: BCP41230
District Lot: 909
Approx. Size: 0.206 ha
Land Value: 508000
Improvement Value: 1140000
2024 Assessed Value: 1648000



SERVICES:

Water Service Area: Chapman
Fire Protection Area: Gibsons/West Howe Sound
Curbside Collection Service Area: Area E Collection Area
Sanitary Sewer Service Area: Not in a SCRD service area

SCRD LAND USE INFORMATION:

OCP Area: Elphinstone Official Community Plan
<https://www.scrd.ca/ocp/elphinstone/>

Zoning Bylaw:
[722](#)

OCP Landuse:
 Residential C
 Comprehensive Development Cluster Housing Areas

Landuse Zone:
 R2

Development Permit Area(s):
 No SCRD DPAs

Subdivision District:
 C

Tree Cutting Permit Area(s):
 Not in a SCRD Permit Area

For more information about planning applications, please visit: www.scrd.ca/planning-applications

This property is located within the territory of the S wx wú7mesh Úxwumixw (Squamish)

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Horseshoe Bay

Ferry Terminal
Langdale

Howe Sound

Granthams
Landing

Farm Stands
Cideries

Upper Gibsons
(shopping)

Lower
Gibsons

Elphinstone

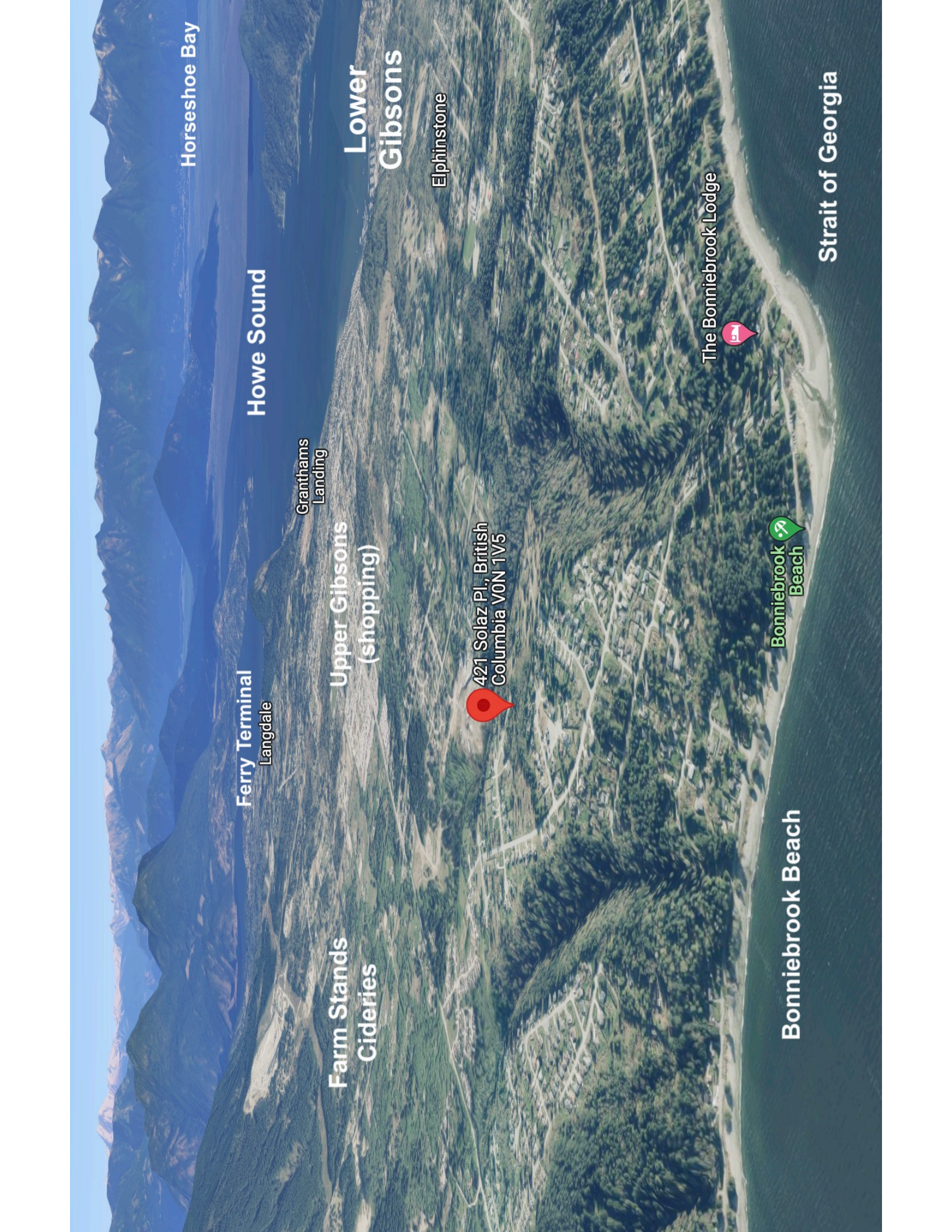
421 Solaz Pl., British
Columbia V0N 1V5

The Bonniebrook Lodge

Bonniebrook
Beach

Bonniebrook Beach

Strait of Georgia





421 Solaz



Index Map



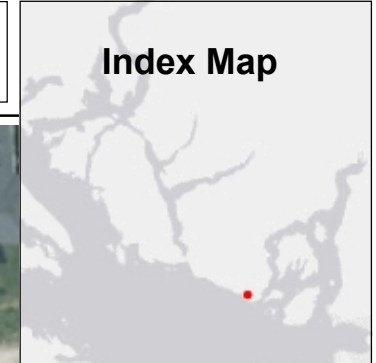
298.1 0 149.05 298.1 Meters

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5/31/2022
1: 5,868

421 Solaz - Aerial

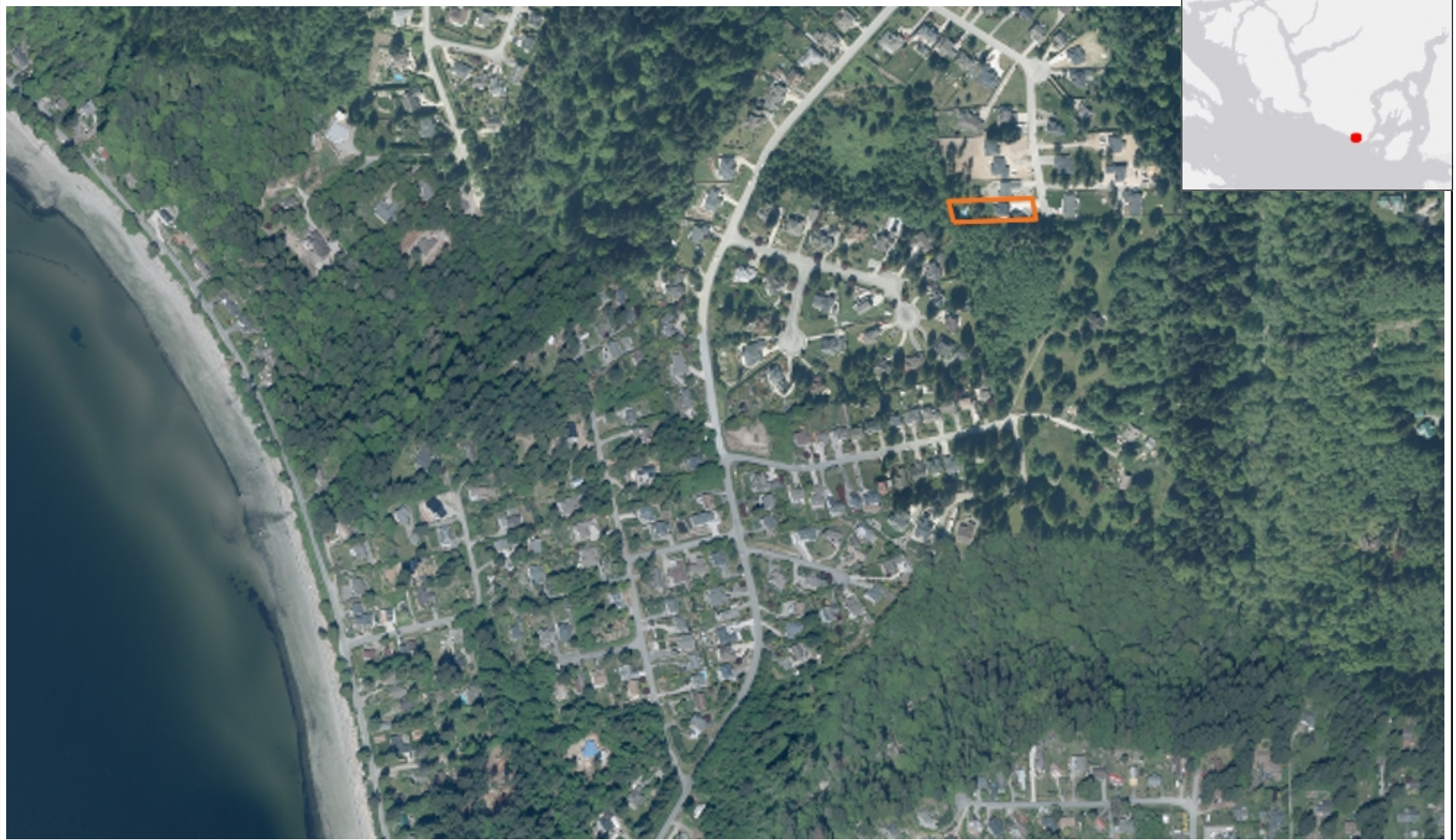
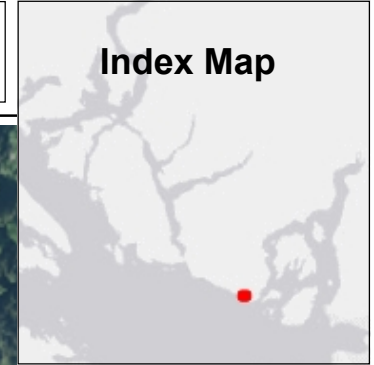


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5/31/2022
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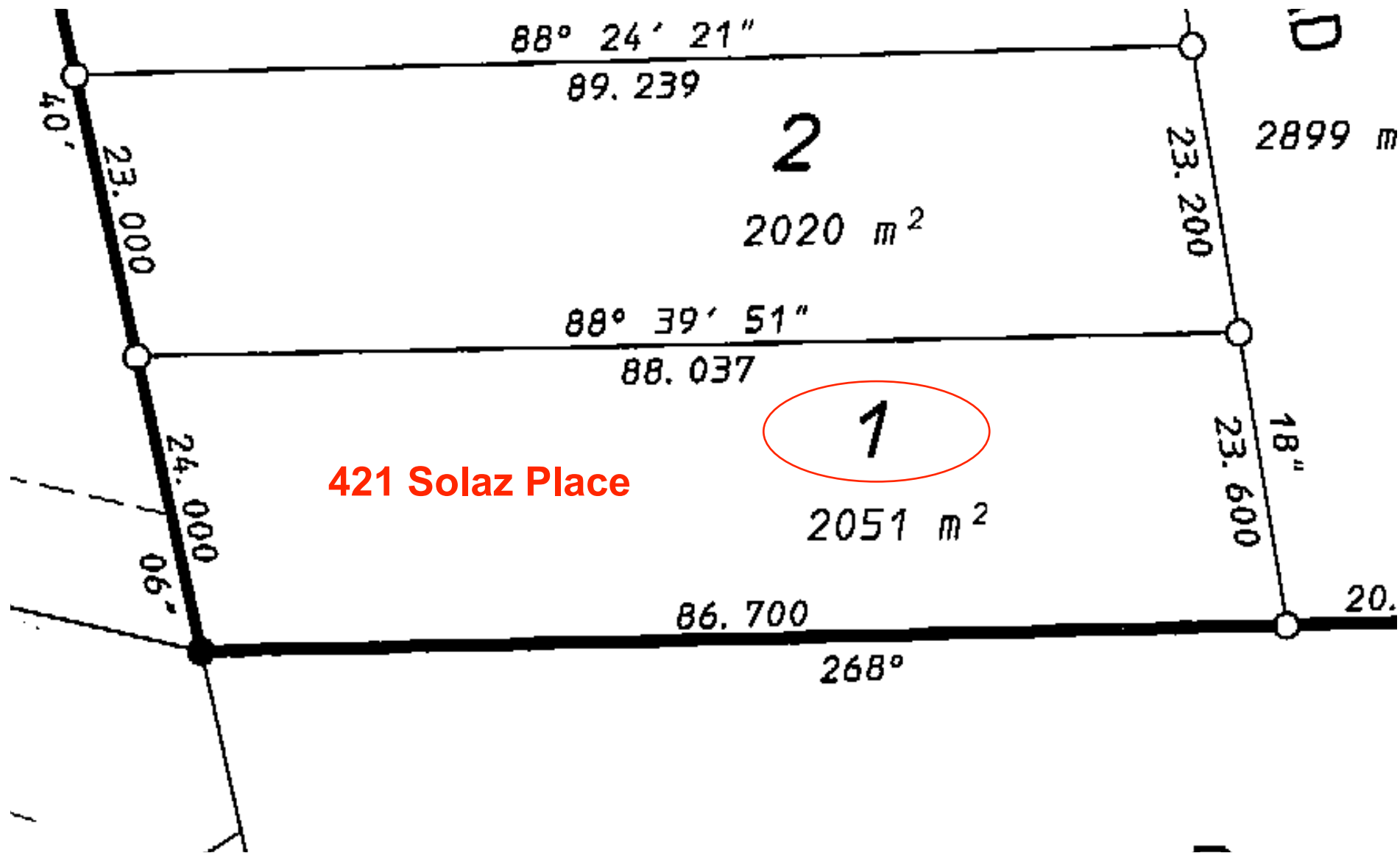
421 Solaz - Aerial



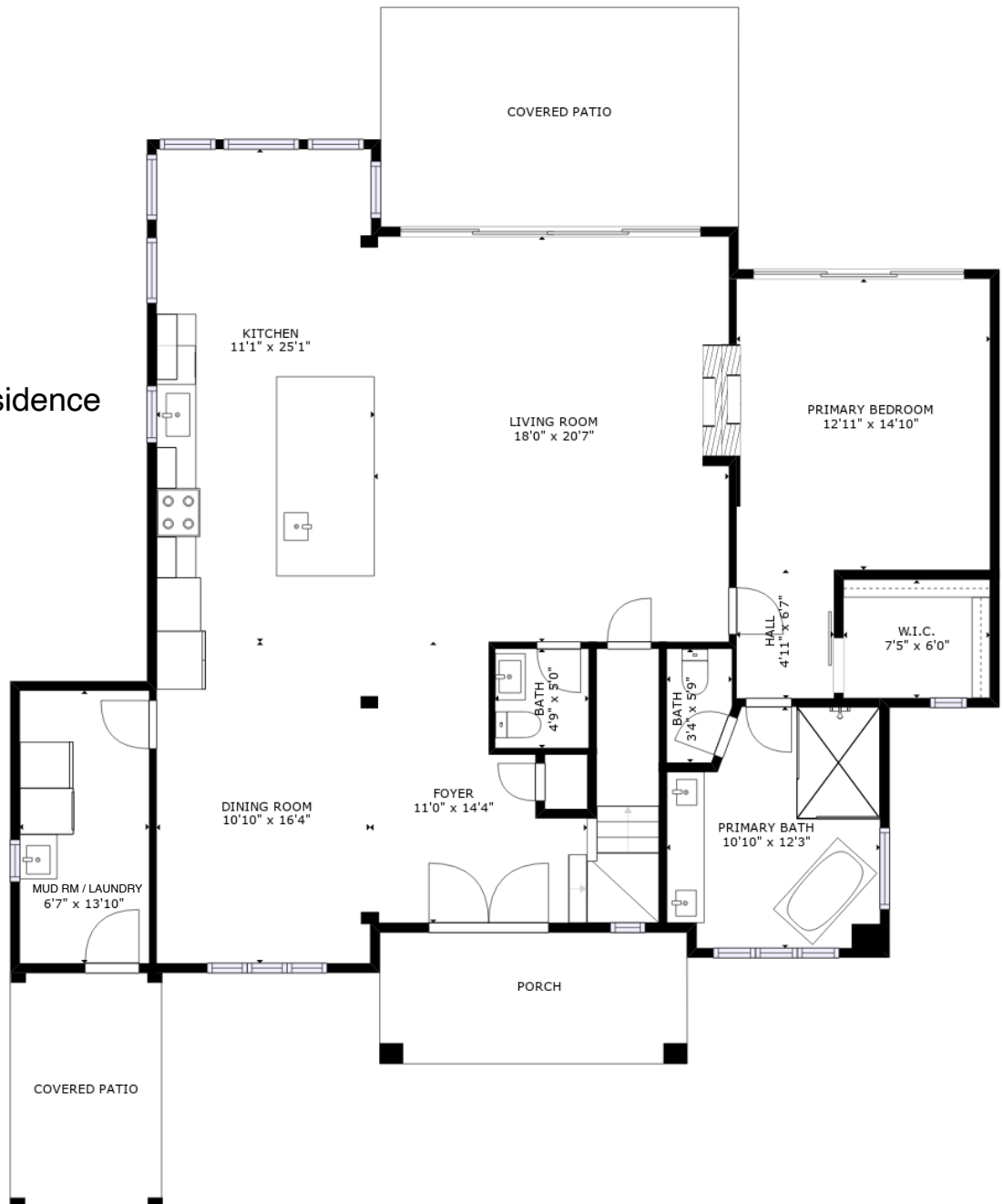
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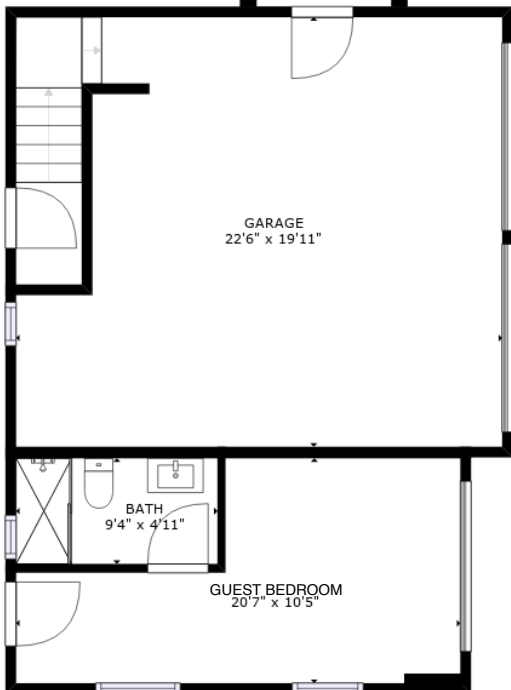
5/31/2022
1: 5,868



Main Residence

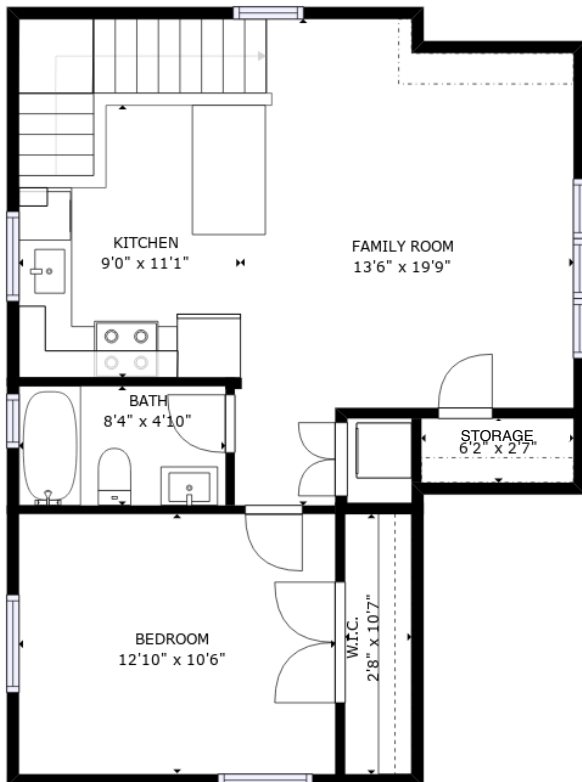


Carriage House & Guest Room



421 Solaz Place
Gibsons BC
Lower Level

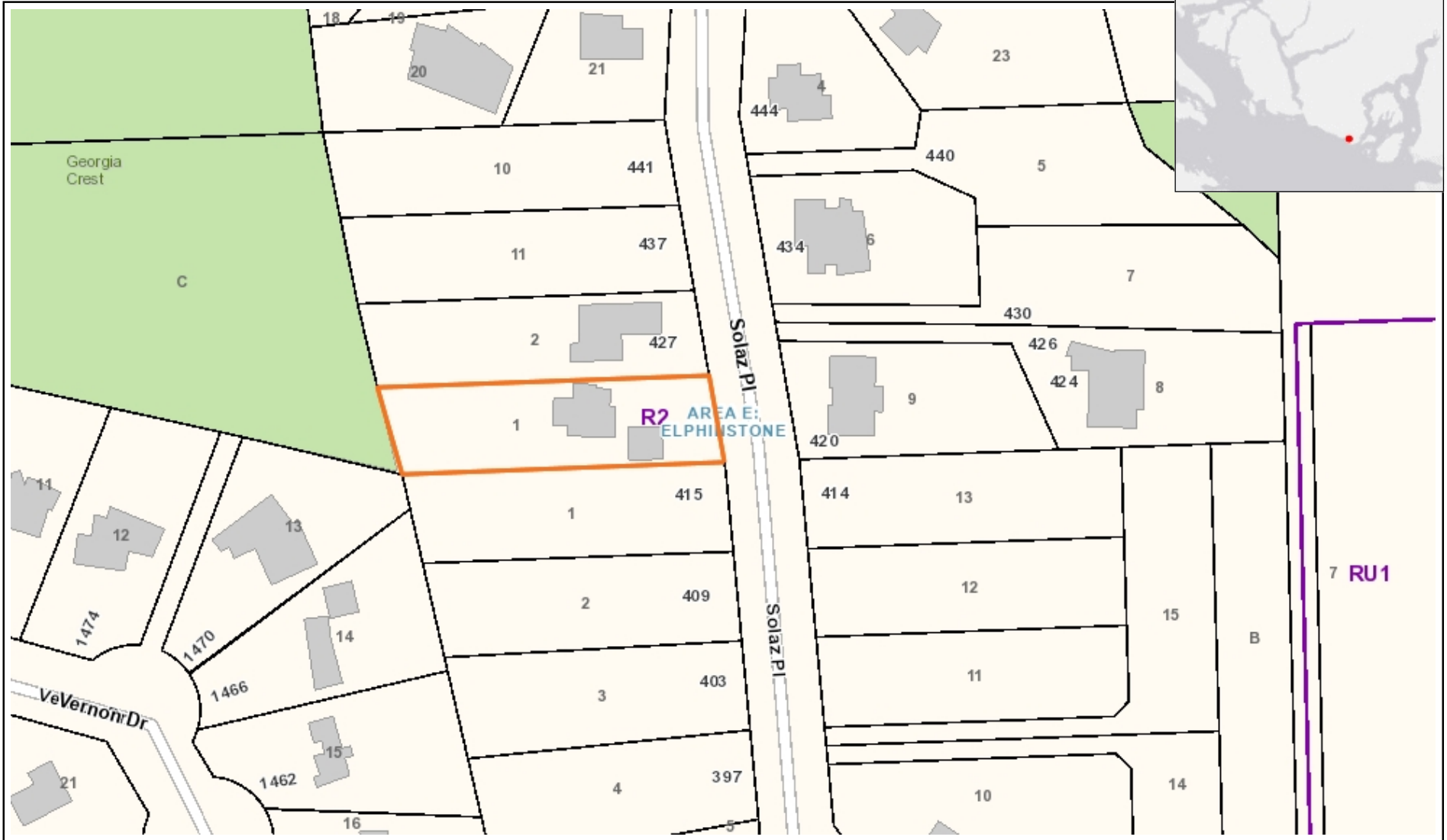
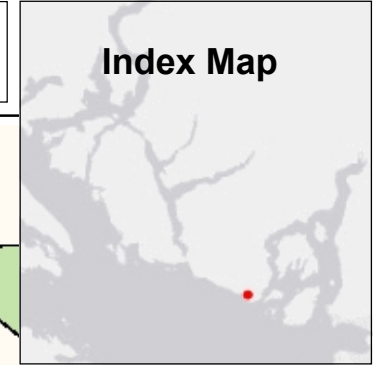
Main Residence
(upper)



Carriage House

421 Solaz Place
Gibsons BC
Upper Level

421 Solaz Place, 'Gibsons' BC



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1/13/2025
1: 1,467

7.2 RESIDENTIAL TWO (R2)

7.2.1 Intent

To permit *Single-Unit dwellings* and in low density residential areas.

7.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations.
2	<i>additional single-unit dwelling or two-unit dwelling</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) The additional <i>single-unit dwelling</i> may be used as a <i>community care facility</i> . 3) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m ² . 2) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3. 3) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> .

d) Additional general *use* regulations are provided in Section 5.1.

7.2.3 Density

The maximum density shall be as follows:

PARCEL AREA	MAXIMUM DWELLING UNITS PER PARCEL	DWELLING UNITS PERMITTED
≤2000 m ²	1	Single-unit <i>Dwelling</i>

>2000 m ²	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i> ; or 1 two-unit dwelling
>3500 m ²	2	2 Single-unit <i>Dwelling Units</i> ; or 1 single-unit dwelling and one community care facility

7.2.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be as follows:

<i>PARCEL AREA</i>	<i>PARCEL COVERAGE</i>
<3500 m ²	35%
≥3500 m ²	15%

7.2.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.2.6 Parking

Requirements as per Part 6.

7.2.7 Height of Buildings and Structures

Requirements as per Section 5.11.

7.2.8 Floor Area of Buildings

Requirements as per Section 5.13.