

Imagine Life at the Lake Everyday!

The Solara – a masterfully designed lakeside retreat where modern luxury meets timeless tranquility.
Refined, relaxed, and ready — The Solara is your turnkey escape in Sweetland Estates.

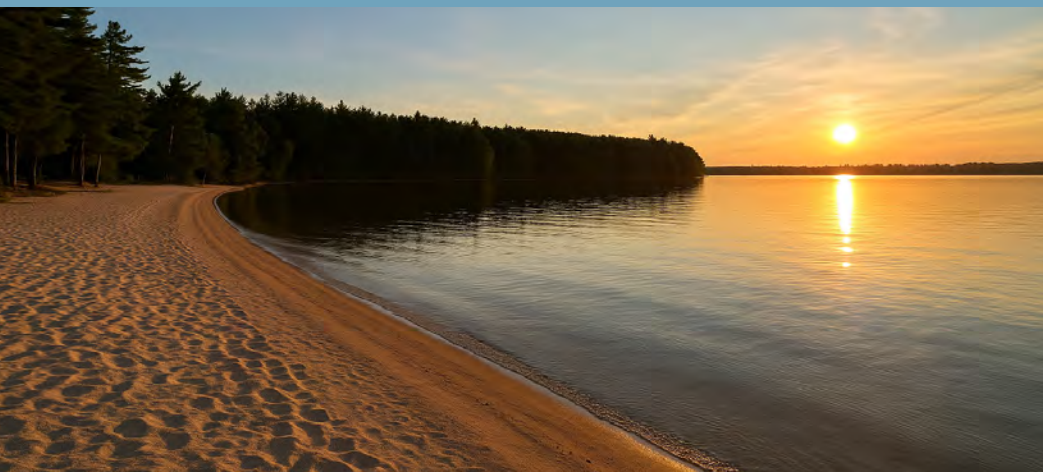


THE SOLARA \$1,249,000

Waterfront Turn-key, Lot 33
Living space 2,982 sq. ft

The Solara invites you to experience a new standard of lakefront living. Nestled within the exclusive Sweetland Estates community, this thoughtfully crafted residence offers a harmonious blend of sophistication, space, and lake shore serenity. With private beach access, designer finishes, and every modern convenience at your fingertips, The Solara is more than a home — it's a lifestyle.

**Pricing as of June 2025. Taxes extra.*





Specifications Included

Whether you're entertaining guests on the expansive deck, retreating to your private primary suite, or taking in the natural beauty just beyond your doorstep, every element has been curated for comfort, elegance, and ease.

- Stunning Waterfront Lot 33
- 3 Bedrooms, 3 Bathrooms, 3 Flex Rooms
- Large Windows and Doors Providing Lake Views
- Shiplap Feature Walls
- Quartz Countertops
- Walk-in Pantry with Prep Counter
- 16ft Wide Glass Sliding Doors Downstairs and Livingroom
- Whole Home Ducted Heat Pump System and HRV
- Open Concept Living/Dining/Kitchen
- Custom Primary Ensuite Shower
- Large Deck With Glass Panel Railing
- Propane Fireplace Insert
- Den & Office
- Fridge, Stove, Dishwasher, Washer & Dryer Included
- Metal Roof & High-Efficiency Spray Foam Insulation
- Private deeded access to Old Sweetland Beach
- Well & Septic Installed
- Finished Rec Room
- Ample Storage Space
- ICF Basement & Foundation
- Laminate & Tile Flooring
- Low Maintenance Siding

MAIN FLOOR



LOWER LEVEL



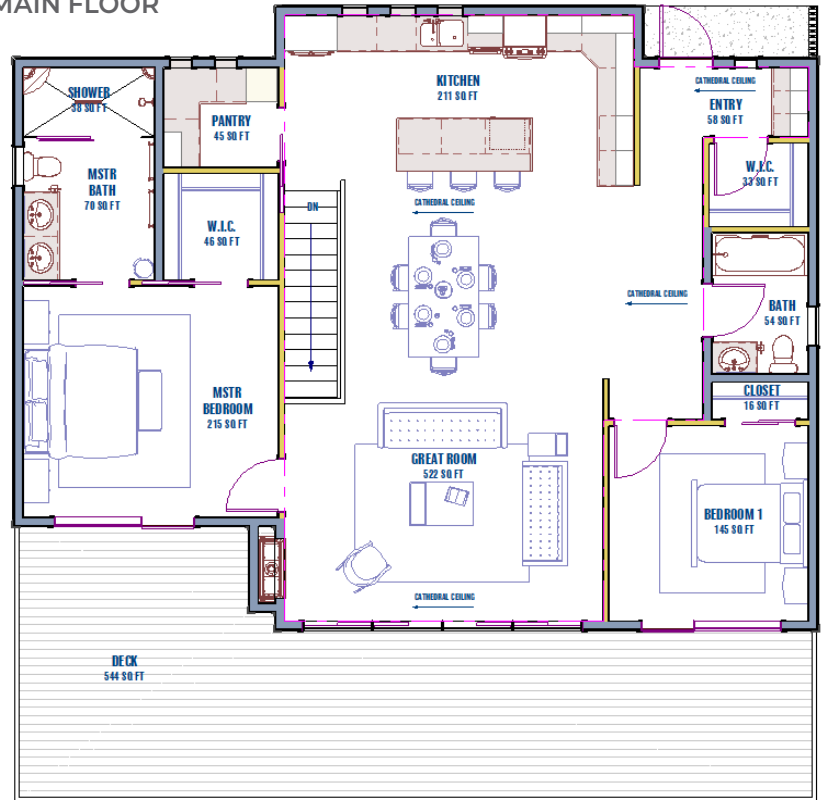
THE SOLARA - FLOOR PLAN

MAIN FLOOR

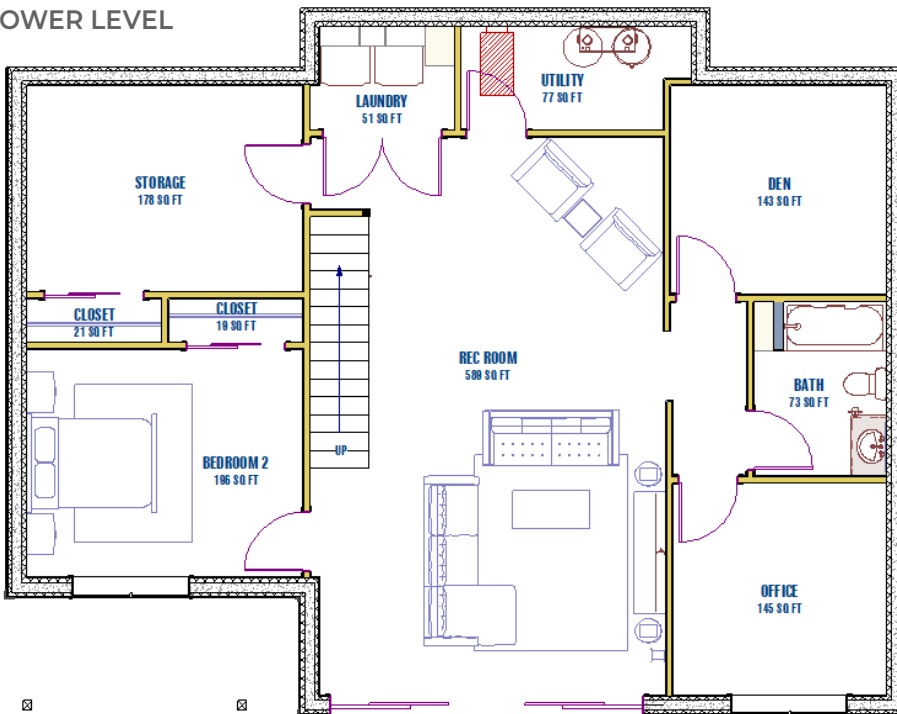
Experience refined lakeside elegance, The Solara offers a rare opportunity to own a fully turnkey luxury residence in the sought-after Sweetland Estates.

Thoughtfully crafted for discerning homeowners, this stunning six-bedroom, three-bath home blends timeless design with modern sophistication — all just steps from your private access to Old Sweetland Beach.

The Solara impresses with its grand open-concept main floor, soaring ceilings, and a chef's kitchen designed to entertain in style. The primary suite is a sanctuary, featuring a spacious walk-in closet and a custom spa-inspired shower.



LOWER LEVEL



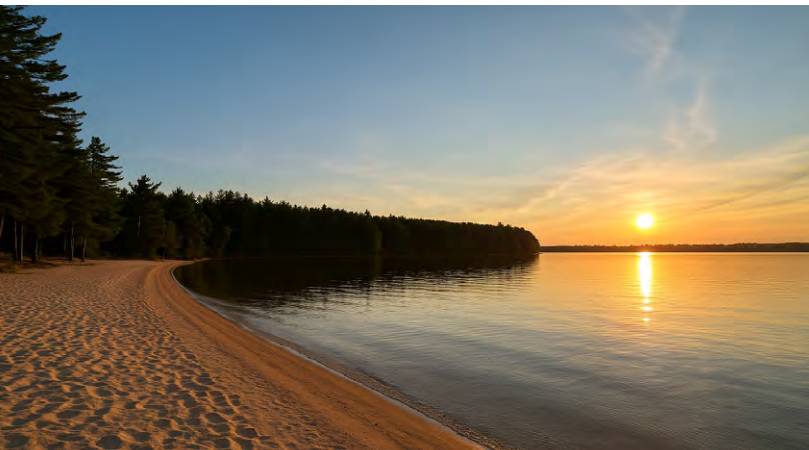
Downstairs, the fully finished lower level offers a serene retreat with a spacious rec room, office, den, and private guest quarters.

Every detail has been considered — from the durable and elegant metal roof, to cold-climate heat pumps, high-performance spray foam insulation, and premium appliance package (fridge, stove, dishwasher, washer, and dryer). Outdoor living is equally impressive with a covered veranda, exposed aggregate concrete deck, and a professionally finished private driveway.



Enjoy Exclusive Access to Old Sweetland Beach

As a member of the Sweetland Estates community, you are granted exclusive access to the secluded haven of Old Sweetland Beach. This tranquil oasis offers an idyllic escape from the relentless pace of everyday life, allowing you to immerse yourself in the natural beauty and serenity of your surroundings. Imagine starting your day with a peaceful morning stroll along the shoreline. Whether you're seeking a quiet spot for family picnics or a place to unwind with a good book, Old Sweetland Beach provides the perfect setting.



A Private & Peaceful Oasis

Old Sweetland Beach spans just over 150 meters, offering a gradual slope into the water, ensuring easy and safe access for all ages. The shallower depths near the shore create a secure environment for swimmers, making it an ideal spot for families to enjoy the water with peace of mind. Additionally, these gentle slopes facilitate the launch of kayaks, jet skis, and other smaller recreational watercraft.

Old Sweetland Beach is not just a beach; it is a gateway to a lifestyle of relaxation and enjoyment that only Sweetland Estates members can experience. Whether you're a nature lover, an adventure seeker, or someone who simply appreciates the finer things in life, Old Sweetland Beach is a testament to the exceptional lifestyle that Sweetland Estates offers its community members.





Exploring and living on the South Shore

The South Shore of Nova Scotia offers a wonderful blend of natural beauty, cultural heritage, and vibrant community events. One of the standout features of the area is its proximity to Mahone Bay, a charming town renowned for its annual festivals and artisan shops.

Just a short drive from Sweetland Estates lies the historic town of Lunenburg, a designated UNESCO World Heritage Site. Known for its colourful waterfront buildings and rich maritime history, Lunenburg offers a glimpse into the past with its well-preserved architecture and informative museums. Visitors can take a stroll through the town's scenic streets lined with unique shops and eateries.

For those who prefer to explore nature, the surrounding area boasts an abundance of beautiful beaches and hiking trails. Crescent Beach, with its long stretch of sandy shoreline, is perfect for sunbathing, swimming, or a leisurely walk - or even drive if the tides are in. Whether you're an avid hiker or just looking for a peaceful spot to relax by the ocean, the natural attractions near Sweetland Estates provide ample opportunities.



Enjoy life at the lake, every day.

LOT SIZES AND PRICING

Lot 1	1.23 acres	\$55,000
Lot 2	1.20 acres	\$55,000
Lot 3	2.09 acres	\$60,000
Lot 4	1.04 acres	\$75,000
Lot 5	1.03 acres	\$75,000
Lot 6	1.01 acres	\$75,000
Lot 7	1 acre	\$150,000
Lot 8	1.21 acres	SOLD
Lot 9	1.28 acres	\$150,000
Lot 10	1.29 acres	\$150,000
Lot 11	1.51 acres	\$150,000
Lot 12	1.80 acres	\$150,000
Lot 13	1.93 acres	\$80,000
Lot 14	3.04 acres	\$80,000
Lot 15	1.62 acres	\$80,000
Lot 16	3.06 acres	\$175,000
Lot 17	1.58 acres	\$175,000
Lot 18	1.57 acres	\$175,000
Lot 19	1.57 acres	\$175,000
Lot 20	1.57 acres	\$175,000
Lot 21	1.69 acres	SOLD

Lot 22	4.29 acres	SOLD
Lot 23	1.68 acres	\$300,000
Lot 24	1.69 acres	\$300,000
Lot 25	1.69 acres	\$300,000
Lot 26	1.68 acres	\$300,000
Lot 27	1.58 acres	\$300,000
Lot 28	1.30 acres	\$125,000
Lot 29	1.06 acres	\$200,000
Lot 30	1.36 acres	\$350,000
Lot 31	1.07 acres	\$350,000
Lot 32	1.15 acres	SOLD
The Solara	1.14 acres	Contact for Price
Lot 34	1.25 acres	\$350,000
Lot 35	1.15 acres	Contact for Price
The Aurora	1.09 acres	\$599,999
Lot 37	1.11 acres	\$75,000
Lot 38	2.20 acres	\$60,000
Lot 39	2.09 acres	\$60,000
Lot 40	2.53 acres	\$60,000
Lot 41	3.03 acres	\$60,000

Minor adjustments may occur on finalized lots. Listed prices do not include HST.