



Presented by:
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Active
R2168029

Board: V
 Other

1772 EMILY LANE

Bowen Island
 Bowen Island
 V0N 1G2

Land
\$429,000 (LP)
 (SP)



Sold Date:	Original Price: \$449,000
Frontage (feet):	Subdiv/Complex: King Edward Bay
Meas. Type: Feet	P.I.D.: 027-294-277
Frontage (metres):	Taxes: \$1,724.17
Depth:	For Tax Year: 2017
Price/SqFt:	Zoning: SR2
Sub-Type:	Rezoneable? No
Flood Plain:	
Exposure: Southeast	
Permitted Use: House/Single Family	
Title to Land: Freehold Strata	
Tour:	

<u>Lot Area</u>	
Acres:	0.64
Hect:	0.26
SqFt:	27,878.00
SqM:	2,589.95

Sanitary Sewer: **Septic**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Other (See Remarks)**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR:
 Information Pkg: **Yes**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **BCS 2586 LOT 5 DL 1545 LD 36**

Site Influences:
 Restrictions: **Building**

Listing Broker 1: **Macdonald Realty (Van)**
 Listing Broker 2:
 Listing Broker 3:

The only remaining available lot listed in King Edward Bay Estates, this is a special spot in a quiet new neighbourhood. Extensive trail networks and lush green spaces connects homeowners to this beautiful natural setting that is just minutes walk to one of Bowen's best sunset beaches. Build your dream home on this easy, flat lot surrounded by tall trees and complete with water and electricity at the lot line. A septic field connection at the lot line exists, but a septic tank will need to be installed.