



Presented by:  
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**Active**  
**R2113296**

**Lot 14 1600 EVERGREEN LANE**

Land

Board: V  
Other

Bowen Island  
Bowen Island  
VON 1G2

**\$395,000** (LP)

(SP) **M**



Sold Date:	Original Price:	<b>\$395,000</b>
Frontage (feet):	Subdiv/Complex:	<b>The Ridge at Evergreen</b>
Meas. Type: <b>Feet</b>	P.I.D.:	<b>027-933-903</b>
Frontage (metres):	Taxes:	<b>\$1,947.68</b>
Depth:	For Tax Year:	<b>2016</b>
Price/SqFt:	Zoning:	<b>CD</b>
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure:	<b>Southwest</b>	
Permitted Use:	<b>House/Single Family</b>	
Title to Land:	<b>Freehold Strata</b>	
Tour:		

<u>Lot Area</u>	
Acres:	<b>1.52</b>
Hect:	<b>0.62</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **Well - Drilled**  
Electricity: **At Lot Line**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Available Through Developers**  
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: **No**  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **BCS 3421 LOT 14 DL492 LD 36**

Site Influences:  
Restrictions: **Environmental, Mandatory Building Scheme, Other**

Listing Broker 1: **Macdonald Realty**  
Listing Broker 2:  
Listing Broker 3:

**Surrounded by parkland, quiet walking trails, and stunning viewpoints, these Evergreen Lane lots are each unique and budding with potential. Only a handful of lots remain for sale at Evergreen, with Lot 14 offering a unique opportunity for a private, forested home overlooking Aaron's Field. 1.52 ac., GST and building scheme applicable.**