



Presented by:
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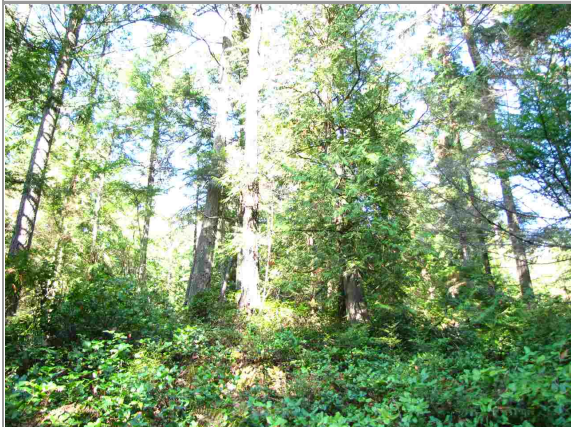
Active
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Board: V
Other

Lot 13 1615 EVERGREEN LANE

Bowen Island
Bowen Island
V0N 1G2

Land
\$335,000 (LP)
(SP)



Sold Date:	Original Price:	\$335,000
Frontage (feet):	Subdiv/Complex:	Evergreen
Meas. Type: Feet	P.I.D.:	027-933-890
Frontage (metres):	Taxes:	\$1,453.72
Depth:	For Tax Year:	2016
Price/SqFt:	Zoning:	CD
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure:	Northeast	
Permitted Use:	House/Single Family	
Title to Land:	Freehold Strata	
Tour:		

<u>Lot Area</u>	
Acres:	0.62
Hect:	0.25
SqFt:	26,877.00
SqM:	2,496.96

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **Well - Drilled**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Available Through**
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 13 DL 492 LD 36**

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

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

Lot 13 is 6.17 of an acre, and close to Aaron's Field - a large protected playground and one of Bowen's little known secrets. GST and building scheme applicable. Forested, with lots of potential for a fantastic, kid-friendly family home.