



Presented by:
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Active **1372 WF** Residential Detached
R2170110 Bowen Island Bowen Island **\$535,000 (LP)**
 Board: V VON 1G2 (SP)



Sold Date: Frontage (feet): Original Price: **\$535,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1975**
 Depth / Size: Bathrooms: **1** Age: **42**
 Lot Area (sq.ft.): **0.00** Full Baths: **1** Zoning: **RR1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$910.81**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-410-415**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **None**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **None**
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Other** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **Yes**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **Yes: Propane Tank**
 Fireplace Fuel: **Gas - Propane, Wood** Property Disc.: **Yes**
 Water Supply: **Other** PAD Rental:
 Fuel/Heating: **Propane Gas, Wood** Fixtures Rmvd: **No :**
 Outdoor Area: **Sundeck(s)** Floor Finish:
 Type of Roof: **Metal**

Legal: **DL 1209 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 15'6			x			x
Main	Dining Room	7' x 15'6			x			x
Main	Living Room	15' x 19'			x			x
Above	Bedroom	8'9 x 14'3			x			x
Above	Master Bedroom	10'2 x 14'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	653	# of Rooms:	5	Bath	1	Floor	Above	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	450	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,103 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Door Height:
Grand Total:	1,103 sq. ft.	Basement:	Crawl									
					6							
					7							
					8							

Listing Broker(s): **Macdonald Realty (Van)**

West-side waterfront recreational cabin on Bowen. This water-access, off-the-grid property features stunning sunset views, a new dock, and ample deck space. Inside is beautifully finished, with an open plan LD/DR/Kitch. Propane appliances. 2 bedrooms above, and a separate 8x10 partially finished bunkhouse. This is the perfect escape from the city, yet close enough that you don't lose a whole day of travel.