



Presented by:
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Active R2183336 Board: V Other	1670 EVERGREEN Bowen Island Bowen Island V0N 1G2	Land \$930,000 (LP) (SP)
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Sold Date:	Original Price: \$930,000
Frontage (feet):	Subdiv/Complex: Evergreen
Meas. Type: Feet	P.I.D.: 027-933-806
Frontage (metres):	Taxes: \$3,043.83
Depth:	For Tax Year: 2017
Price/SqFt:	Zoning: CD8
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: Southwest	
Permitted Use: House/Single Family	
Title to Land: Freehold Strata	
Tour:	

<u>Lot Area</u>	
Acres:	1.54
Hect:	0.62
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **Septic**
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...**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **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: **Yes**
Trees Logged: **No**

Legal: **PLAN BCS3421 LOT 4 DISTRICT LOT 429**

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

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

Evergreen - On a clear day you can see forever! Without a doubt the biggest and best West/SW view on Bowen Island. Expansive views to the Pasley Group of Islands, Keat Is. the Sunshine Coast and Lasqueti, Texada & Vancouver Island in the distance. Sunsets all year round. The property will need a septic tank but has an easement on Lot 2 where the field is located. Drilled well on site. Geotechnical report available. Landscaping rock saved for development. This lot is serviced and ready to go. Aarons Field and Trial network taking you to Bowen Bay Beach nearby