



Presented by:
Dee Elliott PREC*

Macdonald Realty (Van)
Phone: 604-612-7798
www.bowenhomes.ca
dee_elliott@yahoo.com



Active
R2186060

Board: V
House with Acreage

1457 WOODS ROAD

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,350,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$1,350,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1977**
 Depth / Size: Bathrooms: **3** Age: **40**
 Lot Area (sq.ft.): **700,009.00** Full Baths: **2** Zoning: **RR1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,865.96**
 Rear Yard Exp: Approval Req?: For Tax Year: **2017**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **013-058-631**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Baseboard, Forced Air, Propane Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access:
 Parking: **Carport; Multiple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **Yes: Propane Tank**
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP 370 LOT A1 DL 1334 LD36**

Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13'19 x 18'	Below	Flex Room	12'3 x 14'6			x
Main	Dining Room	11'6 x 12'3			x			x
Main	Kitchen	11'8 x 16'			x			x
Main	Master Bedroom	12'4 x 13'			x			x
Main	Bedroom	10'6 x 11'9			x			x
Main	Bedroom	10'4 x 12'3			x			x
Below	Den	13'3 x 17'			x			x
Below	Laundry	9' x 11'2			x			x
Below	Utility	11'4 x 11'4			x			x
Below	Flex Room	12' x 24'8			x			x

Finished Floor (Main): **1,428**
 Finished Floor (Above): **0**
 Finished Floor (Below): **284**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,712 sq. ft.**
 Unfinished Floor: **1,004**
 Grand Total: **2,716 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Below	3	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Lots of creative potential in this rare and special rural 16 acre property. Approximately 2/3 in the Agricultural Land Reserve (ALR), and zoned RR1. Up a long private driveway to this original condition 2700 sf home with 3 bdrm/3bath. Huge covered deck providing all weather outdoor living space. Forested trails meander throughout this largely undeveloped / uncleared property. Plus 400 sf cabin in need of some TLC.