



Presented by:
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Active **1710 WOODS ROAD** Residential Detached
R2191502 Bowen Island Bowen Island **\$1,250,000 (LP)**
Board: V VON 1G2 (SP) **M**
House/Single Family



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,250,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
Depth / Size: Bathrooms: **4** Age: **44**
Lot Area (sq.ft.): **8,280.00** Full Baths: **2** Zoning: **SR2**
Flood Plain: Half Baths: **2** Gross Taxes: **\$2,864.53**
Rear Yard Exp: For Tax Year: **2017**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **015-898-890**
Tour:

View: **Yes: Ocean SSW Grafton Bay Hutt Is**
Complex / Subdiv: **Grafton Bay**
Services Connected: **Electricity, Septic, Water**

Style of Home: **4 Level Split** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Open**
Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
Foundation: **Other** Title to Land: **Freehold NonStrata**
Rain Screen: Reno. Year: Property Disc.: **No**
Renovations: R.I. Plumbing: PAD Rental:
of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No**
Fireplace Fuel: **Electric, Wood** Fixtures Rmvd: :
Water Supply: **Well - Shallow** Floor Finish:
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Torch-On**

Legal: **PL VAP 3581 LOT C DL 2958 LD 36**
Amenities: **Sauna/Steam Room**
Site Influences: **Waterfront Property**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 9'7	Bsmt	Workshop	14'5 x 27'4			x
Main	Living Room	11'7 x 11'9	Bsmt	Cold Room	3'7 x 23'7			x
Main	Bedroom	11'10 x 15'7	Main	Bedroom	11'7 x 11'9			x
Main	Storage	7' x 8'4						x
Above	Bedroom	11'7 x 11'9						x
Above	Storage	7'8 x 8'4						x
Below	Kitchen	7'7 x 11'11						x
Below	Family Room	11'11 x 37'3						x
Below	Laundry	5'11 x 19'3						x
Below	Sauna	6' x 10'2						x

Finished Floor (Main):	962	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	347	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	767	# of Levels:	4	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	24	Suite:		3	Below	2	No	Pool:
Finished Floor (Total):	2,100 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	2	No	Garage Sz:
Unfinished Floor:	969	Beds in Basement:	0	5				Door Height:
Grand Total:	3,069 sq. ft.	Basement:	Unfinished	6				
				7				
				8				

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

Rare and special SSW facing waterfront home in a very quiet Bowen neighbourhood. Gated, uniquely designed & 70's styled, split level home awaits someone wanting to add their creative touch to updating this original condition waterfront home. Situated above a little known and somewhat secluded neighbourhood beach. Expansive ocean views over Grafton Bay, to Hutt Island, the Sunshine Coast and beyond. The Seller instructs that offers, in any, be sent to the listing realtor by 7.31.17 and open for acceptance for "3" business days after this date.