



Presented by:
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Active
R2238957

614 SMUGGLERS COVE ROAD

Land

Board: V
 Other

Bowen Island
 Bowen Island
 V0N 1G1

\$190,000 (LP)
 (SP)



Sold Date: Original Price: **\$215,000**
 Frontage (feet): **0.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **017-954-282**
 Frontage (metres): Taxes: **\$692.83**
 Depth: For Tax Year: **2017**
 Price/SqFt: Zoning: **RR1**
 Sub-Type: Rezoneable?
 Flood Plain:
 Exposure: **North**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:

<u>Lot Area</u>	
Acres:	0.84
Hect:	0.34
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **None**
 Storm Sewer: **None**
 Water Supply: **None**
 Electricity: **None Available**
 Natural Gas: **Not Available**
 Telephone Service: **Not Available**
 Cable Service: **Not Available**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Water Access**
 Parking Access:
 Fencing:
 Property in ALR:
 Information Pkg: **No**
 Sign on Property:
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **BLK H DL 2407 LD 36**

Site Influences:
 Restrictions: **Mineral Claims, Restrictive Covenant, Other**

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

Off-the-grid waterfront building lot on Bowen Island. This 0.843 acre water access lot features a stunning view facing Gambier Island and the Sea-to-Sky corridor beyond. Flat benches for potential building sites, and lots or privacy. Rare opportunity to build your own island getaway. No road access.