



Presented by:
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Active R2189208	614 SMUGGLER'S COVE ROAD	Land
Board: V	Bowen Island	\$215,000 (LP)
Other	Bowen Island	(SP)
	V0N 1G1	



Sold Date:	Original Price: \$215,000
Frontage (feet): 0.00	Subdiv/Complex:
Meas. Type: Feet	P.I.D.: 017-954-282
Frontage (metres): 0.00	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: **BLOCK H DL 2407 GROUP 1 NEW WESTMINSTER DISTRICT**

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

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

Off-the-grid waterfront building lot on Bowen Island. This 0.843 acre lot features a stunning view facing Gambier Island and the Sea-to-Sky country beyond. Flat benches for potential building sites, and lots of privacy. Rare opportunity to build your own island getaway.