



Presented by:  
**Dee Elliott PREC\***

Macdonald Realty  
 Phone: 604-612-7798  
 www.bowenhomes.ca  
 dee\_elliott@yahoo.com



**Active**  
**R2238957**

**614 SMUGGLERS COVE ROAD**

Land

Board: V  
 Other

Bowen Island  
 Bowen Island  
 V0N 1G1

**\$215,000** (LP)

(SP)



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

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

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.**