



Presented by:
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Active
R2180702

Board: V
 House/Single Family

894 BOLTON ROAD

Bowen Island
 Bowen Island
 V0N 1G2

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,399,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2002**
 Depth / Size: Bathrooms: **2** Age: **15**
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **RR3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,459.82**
 Rear Yard Exp: Approval Req?: For Tax Year: **2017**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-459-182**
 Tour:

View: :
 Complex / Subdiv: **Killarney Lake**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Other**
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Baseboard, Electric, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Metal**

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

Legal: **PLAN 4620 LOT 25 DL 1334 LD 36**

Amenities: **Garden, Guest Suite, Workshop Detached**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 10'10	Above	Bedroom	11'10 x 12'1			x
Main	Mud Room	6'3 x 11'6			x			x
Main	Den	11'3 x 12'2			x			x
Main	Kitchen	10' x 12'4			x			x
Main	Living Room	15' x 15'			x			x
Main	Dining Room	9'9 x 15'			x			x
Main	Bedroom	11'8 x 14'			x			x
Above	Family Room	11'8 x 22'9			x			x
Above	Master Bedroom	11'4 x 22'			x			
Above	Bedroom	11'10 x 12'1			x			

Finished Floor (Main):	1,306	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,271	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed: 23' x
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,577 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,577 sq. ft.	Basement: Crawl	6				
		Bed not in Basement: 4	7				
			8				

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

Designed and built with family in mind, this 2.23 acre property borders Crown Land and the forest of Mt. Gardner. Sunny mountain views, fruit trees, exterior decks, with fire places and a hot tub ensure a cozy place to enjoy the tranquility. 4 Bdrms, 2 baths in the main house include a master bdrm with its own private deck. Open plan LR DR and kitchen and lofted ceiling to the bedrooms and family room above. Large separate workshop/studio with fully equipped guest suite. Fenced in garden will keep kids in and the deer out. Steps to Killarney Lake and Mt. Gardner trails. Proximity to the Cove and ferries is an easy commute. Huge yard and forest property make this a magical and healthy place for kids to grow.