



Presented by:  
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**Active**  
**R2179568**  
Board: V  
House with Acreage

**930 WATERFRONT**

Bowen Island  
Bowen Island  
V0N 1G1

Residential Detached

**\$5,188,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$5,188,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2008</b>
Depth / Size:	Bathrooms: <b>1</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>130,244.00</b>	Full Baths: <b>1</b>	Zoning: <b>RR1</b>
Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,383.22</b>
Rear Yard Exp:		For Tax Year: <b>2017</b>
Approval Req?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>008-497-460</b>
		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Ocean Mountain 200 degree</b>		
Complex / Subdiv:		
Services Connected: <b>Septic</b>		

Style of Home: **Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Other-Licensed**  
Fuel/Heating: **Propane Gas, Solar**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
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 13749 LOT 6 DL 1910**

Amenities:

Site Influences: **Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Bedroom	15' x 15'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>440</b>	# of Rooms: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>0</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>440 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>440 sq. ft.</b>	Beds not in Basement: <b>1</b>	7				
		8				

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

**One of a kind spectacular 3 acre waterfront property. Located at the tip of Dorman Point on Bowen Island's east side and just across from Horseshoe Bay in West Vancouver. A 30 minute water taxi ride from downtown Vancouver or a 5 minute boat ride from Snug Cove transports you to a rural paradise so near and yet so far from the City. Ideal as a corporate retreat or for the individual looking for unparalleled privacy. Protected by undisturbed parkland on one side and by stunning natural BC West Coastal ocean frontage for the rest. Offering its own private dock and infrastructure to complete a fully functional off the grid property. Small caretakers cottage and several sites in which to build a home many would only dream about. World class views of Howe Sound, Vancouver and beyond**