



Presented by:
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Active
R2193260

Board: V
House with Acreage

1478 CROMIE ROAD

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,299,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1989**
 Depth / Size: _____ Bathrooms: **3** Age: **28**
 Lot Area (sq.ft.): **43,560.00** Full Baths: **2** Zoning: **SR**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$3,546.27**
 Rear Yard Exp: _____ For Tax Year: **2017**
 Council Apprv?: _____ Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **011-751-401**
 Tour: **Virtual Tour URL**

View: _____
 Complex / Subdiv: **Tunstall Bay**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **Cistern, City/Municipal**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: _____ Covered Parking: _____ Parking Access: _____
 Parking: **Carport; Multiple**
 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: **VAP21871 LOT 168 BLK E DL 492 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 19'6	Above	Bedroom	11'3 x 12'9			x
Main	Kitchen	15' x 16'7	Above	Bedroom	11'4 x 12'3			x
Main	Eating Area	7' x 11'1	Above	Master Bedroom	11'5 x 18'11			x
Main	Laundry	11'3 x 11'4	Above	Flex Room	7'9 x 10'			x
Main	Family Room	11'4 x 13'8	Above	Walk-In Closet	5'9 x 6'7			x
Main	Storage	2'9 x 5'11						x
Main	Office	15'3 x 18'5						x
Main	Living Room	18'8 x 19'5						x
Main	Dining Room	11'5 x 12'4						x
Above	Flex Room	9'10 x 11'6						x

Finished Floor (Main): 1,799	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,188	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total): 2,987 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 2,987 sq. ft.	Basement: None	6				
		7				
		8				

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

Located at the end of a quiet cul de sac in Tunstall Bay is this stunning home with professionally landscaped garden and was recently featured in Bowen's own People, Plants and Places Tour. The verdant surroundings of this one acre property add to the privacy and seclusion. Large 4 bedroom home perfect for the growing family needing space and room to roam inside and out but retaining a cozy feel with the stone fireplace and warmth of wood used throughout. Situated SW with a view catching the end of day light and our picturesque sunsets.