



Presented by:
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Active
R2191502
Board: V
House/Single Family

1710 WOODS ROAD

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,150,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,250,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
Depth / Size: Bathrooms: **4** Age: **44**
Lot Area (sq.ft.): **8,280.00** Full Baths: **2** Zoning: **SR2**
Flood Plain: Half Baths: **2** Gross Taxes: **\$2,864.53**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **015-898-890**
Tour:

View: **Yes: Ocean SSW Grafton Bay Hutt Is**
Complex / Subdiv: **Grafton Bay**
Services Connected: **Electricity, Septic, Water**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Wood**
Water Supply: **Well - Shallow**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Torch-On**

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

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: **PL VAP 3581 LOT C DL 2958 LD 36**

Amenities: **Sauna/Steam Room**

Site Influences: **Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 9'7	Bsmt	Workshop	14'5 x 27'4			x
Main	Living Room	11'7 x 11'9	Bsmt	Cold Room	3'7 x 23'7			x
Main	Bedroom	11'10 x 15'7	Main	Bedroom	11'7 x 11'9			x
Main	Storage	7' x 8'4						x
Above	Bedroom	11'7 x 11'9						x
Above	Storage	7'8 x 8'4						x
Below	Kitchen	7'7 x 11'11						x
Below	Family Room	11'11 x 37'3						x
Below	Laundry	5'11 x 19'3						x
Below	Sauna	6' x 10'2						x

Finished Floor (Main): **962**
Finished Floor (Above): **347**
Finished Floor (Below): **767**
Finished Floor (Basement): **24**
Finished Floor (Total): **2,100 sq. ft.**

Unfinished Floor: **969**
Grand Total: **3,069 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **4**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	4	No
3	Below	2	No
4	Bsmt	2	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Macdonald Realty (Van)

Rare and special SSW facing waterfront home in a very quiet Bowen neighbourhood. Gated, uniquely designed & 70's styled, split level home awaits someone wanting to add their creative touch to updating this original condition waterfront home. Situated above a little known and somewhat secluded neighbourhood beach. Expansive ocean views over Grafton Bay, to Hutt Island, the Sunshine Coast and beyond.