



Presented by:
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Active
R2189701
Board: V
House with Acreage

610 EOWYN LANE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,195,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,225,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1994
Depth / Size:	Bathrooms: 2	Age: 23
Lot Area (sq.ft.): 0.00	Full Baths: 2	Zoning: SR1(A)
Flood Plain:	Half Baths: 0	Gross Taxes: \$3,158.59
Rear Yard Exp:		For Tax Year: 2017
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-822-762
		Tour: Virtual Tour URL

View: :
Complex / Subdiv: **Cates Hill**
Services Connected: **Electricity, Septic, Water**

Style of Home: 2 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Renovations:	PAD Rental:		
# of Fireplaces: 2	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: : select lr/dr antique light fixtures		
Water Supply: City/Municipal	Floor Finish:		
Fuel/Heating: Electric, Forced Air, Wood			
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 3 DISTRICT LOT 489 PLAN LMP16629**

Amenities:
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'7 x 12'10			x			x
Main	Laundry	5'7 x 5'8			x			x
Main	Dining Room	10' x 12'10			x			x
Main	Living Room	13' x 16'4			x			x
Main	Den	6' x 20'			x			x
Main	Bedroom	11'8 x 16'9			x			x
Above	Nook	4'9 x 8'5			x			x
Above	Bedroom	11'5 x 14'5			x			x
Above	Bedroom	9' x 22'9			x			x
		x			x			

Finished Floor (Main): 1,286	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 606	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,892 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 1,892 sq. ft.	Basement: Crawl	6				
	Beds not in Basement: 3	7				
		8				

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

Hidden away at the end of Eowyn Lane, and sitting on the top of Cates Hill, this gorgeous custom home has a unique country feel. Surrounded by lovingly crafted and cared-for gardens, and wonderfully-private and quiet. Inside is artistic and charming, with hardwood floors, French doors and two fireplaces. One bedroom on the main, and two bedrooms above, with sunny reading and work spaces throughout. Views of the North Shore Mountains to the east, and just a quick walk or drive to Snug Cove and the ferry.