



Presented by:
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Active
R2208041
Board: V
House/Single Family

801 HUMMINGBIRD LANE

Bowen Island
Bowen Island
V0N 1G1

Residential Detached
\$2,100,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,100,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**
Depth / Size: Bathrooms: **3** Age: **25**
Lot Area (sq.ft.): **27,007.00** Full Baths: **3** Zoning: **SR2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,945.63**
Rear Yard Exp: Council Apprv?: For Tax Year: **2017**
Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **017-051-134**
Tour: **Virtual Tour URL**

View: **Yes: SE ocean to Vancouver**
Complex / Subdiv:
Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Gas - Propane, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Forced Air, Propane Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Legal: **PLAN VAS2854 SL 4 DL 2447 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNTIL ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
Amenities: **Garden**

Site Influences: **Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 9'1			x			x
Main	Living Room	14'11 x 16'4			x			x
Main	Dining Room	12'1 x 12'8			x			x
Main	Family Room	13'9 x 19'			x			x
Main	Kitchen	10'6 x 13'2			x			x
Main	Bedroom	10' x 10'7			x			x
Main	Bedroom	10'2 x 19'2			x			x
Above	Master Bedroom	14'11 x 20'2			x			x
Below	Hobby Room	9'6 x 12'			x			
Below	Recreation	13'8 x 18'10			x			

Finished Floor (Main): 1,765	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 556	# of Kitchens: 1	1	Above	5	Yes	Barn:
Finished Floor (Below): 838	# of Levels: 3	2	Main	5	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total): 3,159 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 23'2 x 23'2
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 3,159 sq. ft.	Basement: Crawl	6				
	Beds not in Basement: 3	7				
		8				

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

Above the beach at September Morn, with an easy access trail to the waters edge. This large, well maintained waterfront family home offers plenty of versatility, including 3 to 4 bdrms, 3 baths, a family room, spacious recreation room, and lots of storage. The property is a place of peace, with a lovingly tended garden cascading down to the beach below. Decks surround 2/3's of the house and provide picturesque panoramas across the entrance to Howe Sound and beyond.