



Presented by:
Dee Elliott PREC*

Macdonald Realty (Van)
Phone: 604-612-7798
www.bowenhomes.ca
dee_elliott@yahoo.com



Active
R2211814
Board: V
Other

1620 EVERGREEN LANE
Bowen Island
Bowen Island
V0N 1G2

Land
\$599,000 (LP)
(SP)



Sold Date:
Frontage (feet):
Meas. Type: **Feet**
Frontage (metres):
Depth:
Price/SqFt:
Sub-Type:
Flood Plain:
Exposure: **West**
Permitted Use: **House/Single Family**
Title to Land: **Freehold Strata**
Tour:

Original Price: **\$599,000**
Subdiv/Complex: **Evergreen Estates**
P.I.D.: **027-933-857**
Taxes: **\$2,154.49**
For Tax Year: **2017**
Zoning: **CD 8**
Rezoneable?

<u>Lot Area</u>	
Acres:	0.79
Hect:	0.32
SqFt:	34,325.00
SqM:	3,188.90

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **Well - Drilled**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR:

Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **BCS3421 SL 9 DL 1545 GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNTIL ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Site Influences:
Restrictions: **Building, Mandatory Building Scheme, Restrictive Covenant**

Listing Broker 1: **Macdonald Realty (Van)**
Listing Broker 2:
Listing Broker 3:

Evergreen is a young development on the west side of Bowen This .79 acre property has stunning extensive ocean & Island views to the west, the Sunshine Coast and beyond. Large flat building area with several potential building sites. Close to hiking trails and a pathway down to Bowen Bay beach. Building scheme applicable with attention to a 'Green Build' required.