



Presented by:
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Active
R2189701
 Board: V
 House with Acreage

610 EOWYN LANE

Bowen Island
 Bowen Island
 V0N 1G2

Residential Detached
\$1,095,000 (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: _____ Council Apprv?: _____ For Tax Year: **2017**
 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**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air, Wood**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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: **: select lr/dr antique light fixtures**
 Floor Finish: _____

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**
 Finished Floor (Above): **606**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,892 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **1,892 sq. ft.**

of Rooms: **9**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: _____
 Crawl/Bsmt. Height: _____
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Crawl**

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

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

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.