



Presented by:  
**Dee Elliott PREC\***

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



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

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

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

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