



Presented by:  
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**Active**  
**R2196902**  
 Board: V  
 House/Single Family

**1631 AMELIA LANE**  
 Bowen Island  
 Bowen Island  
 V0N 1G2

Residential Detached  
**\$1,199,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,248,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2006**  
 Depth / Size: Bathrooms: **4** Age: **11**  
 Lot Area (sq.ft.): **25,613.00** Full Baths: **3** Zoning: **CD8**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,578.16**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **026-257-700**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv: **Bowen Bay**  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Sundeck(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:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **VAP 16959 LOT 3 DL 1545 GROUP 1**

Amenities:

Site Influences:  
 Features: **Clothes Washer/Dryer, Dishwasher, Fireplace Insert, Hot Tub Spa/Swirlpool, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'11	Below	Bedroom	8'10 x 11'1			x
Main	Dining Room	11'11 x 13'	Below	Recreation	11'4 x 12'6			x
Main	Kitchen	15'4 x 18'1	Below	Games Room	12'5 x 16'10			x
Main	Laundry	8'6 x 10'11	Below	Utility	9'9 x 10'11			x
Main	Bedroom	9'3 x 11'4			x			x
Above	Master Bedroom	13'1 x 14'			x			x
Above	Walk-In Closet	4'7 x 8'7			x			x
Above	Bedroom	9'11 x 11'7			x			x
Above	Bedroom	10'2 x 10'7			x			
Below	Bedroom	8'10 x 11'6			x			

Finished Floor (Main):	<b>1,036</b>	# of Rooms:	<b>14</b>	Bath	1	Main	<b>2</b>	Ensuite?	<b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	<b>812</b>	# of Kitchens:	<b>1</b>	2	Above	<b>3</b>	<b>Yes</b>			
Finished Floor (Below):	<b>987</b>	# of Levels:	<b>3</b>	3	Above	<b>3</b>	<b>No</b>			
Finished Floor (Basement):	<b>0</b>	Suite:		4	Below	<b>4</b>	<b>No</b>			
Finished Floor (Total):	<b>2,835 sq. ft.</b>	Crawl/Bsmt. Height:		5						
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	6						
Grand Total:	<b>2,835 sq. ft.</b>	Beds not in Basement:	<b>6</b>	7						
		Basement:	<b>Fully Finished</b>	8						

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

**Large, versatile and immaculate home with 6 bedrooms and 4 bathrooms. Perfect for the family needing space to grow or the potential of separating off an inlaw suite below. Over 800 sf of decks for outdoor entertaining and summer living surround the house. A half acre of privacy - partially fenced - with a well loved garden. Bordering a network of trails for hiking, and just a short stroll to Bowen Bay beach nearby.**