



Presented by:
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Active
R2219755

Board: V
House with Acreage

310 FOREST RIDGE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,699,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,699,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2000**
 Depth / Size: _____ Bathrooms: **5** Age: **17**
 Lot Area (sq.ft.): **0.00** Full Baths: **4** Zoning: **SR1**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$4,101.72**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2017**
 If new, GST/HST inc?: _____ Tax Inc. Utilities?: **No**
 P.I.D.: **023-214-678**
 Tour: **Virtual Tour URL**

View: **Yes: South to Georgia Straight**
 Complex / Subdiv: **Cowan Point**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Propane, Wood**
 Water Supply: **Community**
 Fuel/Heating: **Electric, Forced Air, Heat Pump**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Wood**

Total Parking: **6** Covered Parking: **2** Parking Access: _____
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **Yes: Water filtration unit leased from McTaggart Water Systems**
 Fixtures Rmvd: _____
 Floor Finish: _____

Legal: **PLAN LMS 2105 LOT 1 LD 1547 LD 36**
 Amenities: **Garden, Green House, Guest Suite, Pool; Outdoor, Sauna/Steam Room**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 19'3			x			x
Main	Foyer	6'3 x 7'			x			x
Above	Master Bedroom	10'11 x 24'3			x			x
Above	Bedroom	10'2 x 15'3			x			x
Above	Bedroom	10'2 x 18'2			x			x
Below	Kitchen	17'1 x 24'3			x			x
Below	Dining Room	17'1 x 24'3			x			x
Below	Family Room	8' x 12'11			x			x
Main	Other	12'3 x 17'7			x			
Main	Other	11'6 x 17'4			x			

Finished Floor (Main): 584	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,115	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 585	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: _____	3	Above	4	No	Pool:
Finished Floor (Total): 2,284 sq. ft.	Crawl/Bsmt. Height: _____	4	Main	3	Yes	Garage Sz: 20'3 x 20'8
Unfinished Floor: 0	Basement: Crawl	5	Main	3	Yes	Door Height:
Grand Total: 2,284 sq. ft.	Beds in Basement: 0	6				
	Beds not in Basement: 3	7				
		8				

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

Private and sunny 3 acre property on the south slope of Bowen Island. Features a custom-built, two-storey split level home, and two separate, luxuriously-appointed guest cottages. Main house has vaulted ceilings, wraparound decking, cherrywood floors, and mahogany-framed windows showcasing expansive ocean views. Spacious 3 bdrm/3 bath with open plan kitch, DR, LR. Outdoor covered porch transitions to large, open flagstone patio for year-round entertaining. Lounge by the pool (solar & propane heat) or turn on swim jets for a workout. Fully-fenced property is landscaped & includes large greenhouse and vegetable gardens. Cottages have radiant floor heating, fireplaces, steam room & clawfoot tub. Currently operated as one of Bowen's most successful & exclusive B&B's.