



Presented by:  
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**Active**  
**R2186392**  
 Board: V  
 Other

**976 PRIVATEER**

Bowen Island  
 Bowen Island  
 V0N 1G2

Land  
**\$435,000** (LP)  
 (SP)



Sold Date: Original Price: **\$449,000**  
 Frontage (feet): Subdiv/Complex: **Bluewater**  
 Meas. Type: **Feet** P.I.D.: **008-434-514**  
 Frontage (metres): Taxes: **\$1,498.25**  
 Depth: For Tax Year: **2017**  
 Price/SqFt: Zoning: **SR2**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **West**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:

<u>Lot Area</u>	
Acres:	<b>0.50</b>
Hect:	<b>0.20</b>
SqFt:	<b>21,780.00</b>
SqM:	<b>2,023.43</b>

Sanitary Sewer: **Septic**  
 Storm Sewer: **None**  
 Water Supply: **City/Municipal**  
 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: **Y**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **VAP 10353 LOT 16 BLK A DL 3042 LD 36**  
 Site Influences:  
 Restrictions: **Mandatory Building Scheme, Restrictive Covenant**

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

**One of few remaining view lots in Windjammer at the corner of Windjammer and Privateer. First time on the market in 30 years. Expansive WSW ocean view from this 1/2 acre property with lots of room to build a custom home of your dreams. Municipal water, and other services nearby. A short walk to Crayola Beach**