



Presented by:
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Active
R2221575
Board: V
House/Single Family

901 WINDJAMMER ROAD

Bowen Island
Bowen Island
V0N 1G2

Residential Detached
\$1,195,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,195,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1999**
Depth / Size: Bathrooms: **2** Age: **18**
Lot Area (sq.ft.): **14,972.00** Full Baths: **2** Zoning: **SR2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,635.01**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-015-779**
Tour:
View: :
Complex / Subdiv: **Bluewater**
Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Pellet, Wood** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Wood**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Metal**

Total Parking: Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PLAN 11909 LOT 1 BLK E DL 3042 LD 36**

Amenities:
Site Influences: **Private Setting, Private Yard, Recreation Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 17'6			x			x
Main	Dining Room	8'5 x 14'4			x			x
Main	Kitchen	8'1 x 12'6			x			x
Main	Foyer	6'9 x 8'6			x			x
Main	Laundry	5' x 9'3			x			x
Above	Master Bedroom	13'7 x 16'9			x			x
Above	Bedroom	6'9 x 11'6			x			x
Above	Bedroom	9'4 x 11'6			x			x
Above	Flex Room	9'3 x 12'4			x			x
Above	Storage	4' x 8'5			x			

Finished Floor (Main):	741	# of Rooms:	10	Bath	1	Floor	Above	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	841	# of Kitchens:	1	2	Above	3	Yes	Barn:				
Finished Floor (Below):	0	# of Levels:	3	3				Workshop/Shed:				
Finished Floor (Basement):	0	Suite:		4				Pool:				
Finished Floor (Total):	1,582 sq. ft.	Crawl/Bsmt. Height:		5				Garage Sz:	22'6 x 22'6			
Unfinished Floor:	0	Beds in Basement:	0	6				Door Height:				
Grand Total:	1,582 sq. ft.	Basement:	Crawl	7								
		Bed not in Basement:	3	8								

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

Architecturally designed in the Coast Modern style by Barry Griblin, this home is for the perfectionist who appreciates the craftsmanship of a fine and thoughtful build. First time ever listed. The main level has an open plan LR, DR, and Kitchen, accented with soapstone countertops and featuring reclaimed solid fir flooring with birdseye maple perimeter inlays. Pellet stove heating keeps the house economically warm throughout. Separate garage/workshop with an approx. 500sf self contained guest suite above. Serene, calming and easy-care garden - fenced off for privacy. Within walking distance of several west side beaches, and located in a quiet and peaceful neighbourhood.