



Presented by:  
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**Active**  
**R2250095**  
 Board: V  
 House/Single Family

**935 WINDJAMMER ROAD**

Bowen Island  
 Bowen Island  
 V0N 1G2

Residential Detached

**\$1,850,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,850,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2008</b>
Depth / Size:	Bathrooms:	<b>4</b>	Age: <b>10</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SR2</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,696.49</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>007-038-771</b>
			Tour:

View: **Yes: West ocean and sunsets**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **5**  
 Fireplace Fuel: **Propane Gas, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Propane Gas, Wood**  
 Outdoor Area: **Fenced Yard**  
 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: **Yes: Propane Tank**  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **VAP 19283 LOT 10 BLK E DL 3042 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 15'9	Below	Bedroom	12'1 x 19'2			x
Main	Dining Room	11'2 x 21'	Below	Recreation	11'3 x 14'3			x
Main	Eating Area	9'8 x 12'1	Below	Sauna	6' x 6'7			x
Main	Kitchen	12'1 x 13'2						x
Above	Den	11'5 x 21'3						x
Above	Master Bedroom	16'5 x 17'1						x
Above	Walk-In Closet	5'2 x 5'11						x
Above	Bedroom	12'7 x 14'8						x
Above	Bedroom	12'10 x 14'11						x
Below	Foyer	11'6 x 12'8						x

Finished Floor (Main): **1,211**  
 Finished Floor (Above): **1,560**  
 Finished Floor (Below): **1,157**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **3,928 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **3,928 sq. ft.**

# of Rooms: **13**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	3	No
4	Below	3	No
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

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**Private and secluded Bowen Island estate on nearly an acre. Sited high to take advantage of one of the island's widest and most dramatic views, and exquisitely finished in every detail. This 4 bedroom, 4 bathroom home features a sauna, hot tub, five fireplaces, and is ideal for entertaining with a professional kitchen and expansive living and dining rooms. Plenty of accessible deck space off every level, all of which share in the captivating view. Right near the trail head up Mt. Gardner, and very close to Crayola Beach – a private, west-facing beach ideal for taking in the breathtaking sunsets over the Sunshine Coast and beyond.**