



Presented by:  
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**Active**  
**R2241185**  
Board: V  
House/Single Family

**1776 EMILY LANE**

Bowen Island  
Bowen Island  
V0N 1G2

Residential Detached  
**\$2,295,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,295,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2008**  
Depth / Size: Bathrooms: **4** Age: **10**  
Lot Area (sq.ft.): **35,284.00** Full Baths: **3** Zoning: **SR2**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,001.32**  
Rear Yard Exp: Council Apprv?: For Tax Year: **2017**  
Council Apprv?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **027-294-285**  
Tour:  
View: :  
Complex / Subdiv: **King Edward Bay**  
Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Fenced Yard, 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: Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **BCP2586 SL6 DL 1545 GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TOT HE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden**

Site Influences:  
Features:

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

Finished Floor (Main):	<b>1,422</b>	# of Rooms:	<b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,127</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,549 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,549 sq. ft.</b>	Basement: <b>Crawl</b>		6				
				7				
				8				

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

**A distinctive property facing west over Keats Is., the Sunshine Coast and beyond, has one of the prime view locations on the west side of Bowen Island. Down a private tree lined driveway to a charming, forest-nestled craftsman home, the view from the expansive deck, DR and LR is stunningly panoramic. A remarkably bright home, designed with tall graceful windows, high ceilings, substantial crown moulding, plank floors-the quality is unmistakable: permanent-finish windows by Kolbe, an energy efficient Rumford fireplace, premium shingle siding, and large structural brackets highlight the overall sense of solidity and elegance. The spacious open plan of the main floor including a home office (with a work distracting view) in the unique setting of King Edward Bay, this home simply stands out.**