



Presented by:
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Active **R2241289** **412 VENTURE ROAD** Residential Detached
 Board: V Bowen Island Bowen Island **\$920,000 (LP)**
 House/Single Family VON 1G1 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$920,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1969**
 Depth / Size: Bathrooms: **2** Age: **49**
 Lot Area (sq.ft.): **8,712.00** Full Baths: **1** Zoning: **SR2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$2,642.20**
 Rear Yard Exp: For Tax Year:
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **008-235-449**
 Tour:
 View: **Yes: Lagoon**
 Complex / Subdiv: **Snug Point**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **1 Storey** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Carpport; Single**
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **No**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **1** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Wood** Fixtures Rmvd: **No**
 Water Supply: **City/Municipal** Floor Finish:
 Fuel/Heating: **Baseboard, Forced Air, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Torch-On**

Legal: **PLAN 11088 LOT 8 BLK 3 DL 490**
 Amenities:
 Site Influences: **Central Location, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 5'6 x 8'6 | | | x | | | x |
| Main | Living Room | 14' x 18' | | | x | | | x |
| Main | Dining Room | 9' x 14' | | | x | | | x |
| Main | Kitchen | 8'6 x 11'10 | | | x | | | x |
| Main | Den | 9'10 x 11'3 | | | x | | | x |
| Main | Master Bedroom | 11' x 13'7 | | | x | | | x |
| Main | Bedroom | 11'7 x 16'3 | | | x | | | x |
| Main | Flex Room | 10' x 12'6 | | | x | | | x |
| | | x | | | x | | | |
| | | x | | | x | | | |

| | | | | | | | | | | | | |
|----------------------------|----------------------|-----------------------|-----------------------------|------|-------------|----------|-------------|-------------|----------|----------|------------|--|
| Finished Floor (Main): | 1,487 | # of Rooms: | 8 | Bath | 1 | Floor | Main | # of Pieces | 2 | Ensuite? | Yes | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | 2 | Main | 4 | No | | | | | |
| Finished Floor (Below): | 0 | # of Levels: | 1 | 3 | | | | | | | | |
| Finished Floor (Basement): | 0 | Suite: | | 4 | | | | | | | | |
| Finished Floor (Total): | 1,487 sq. ft. | Crawl/Bsmt. Height: | | 5 | | | | | | | | |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | 6 | | | | | | | | |
| Grand Total: | 1,487 sq. ft. | Beds not in Basement: | 2 | 7 | | | | | | | | |
| | | Basement: | Part, Separate Entry | 8 | | | | | | | | |

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

Rare Snug Point property for sale for the first time in 30 years. Despite its proximity within the Cove it is on a quiet road with 'the away from it all feel' yet boasting one of the easiest commutes to the city that Bowen has to offer. Two/three bedroom, 1.5 bath home is bright and cheerful, with a thoughtful flow centered around a brick fireplace. Sunroom/Den off the kitchen. Bright sundeck off the Living Room with a view to the Lagoon and Mt.Collins. Lots of storage options. Close to the ferry, marina, Crippen Parks trails, restaurants, shops, the library and the new Gallery@CoveCommons.