



Presented by:  
**Dee Elliott PREC\***

Macdonald Realty  
Phone: 604-612-7798  
www.bowenhomes.ca  
dee\_elliott@yahoo.com



**Active**  
**R2170110**

Board: V  
Recreational

**1372 WF**

Bowen Island  
Bowen Island  
V0N 1G2

Residential Detached

**\$480,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size:  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Rear Yard Exp:  
Council Apprv?:  
If new, GST/HST inc?:

Frontage (feet):  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$535,000**  
Approx. Year Built: **1975**  
Age: **43**  
Zoning: **RR1**  
Gross Taxes: **\$792.88**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **025-410-415**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **None**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Propane Gas, Wood**  
Water Supply: **Other**  
Fuel/Heating: **Propane Gas, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Metal**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
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: **No** :  
Floor Finish:

Legal: **DL 1209 LD 36**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 15'6			x			x
Main	Dining Room	7' x 15'6			x			x
Main	Living Room	15' x 19'			x			x
Above	Bedroom	8'9 x 14'3			x			x
Above	Master Bedroom	10'2 x 14'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **653**  
Finished Floor (Above): **450**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,103 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,103 sq. ft.**

# of Rooms: **5**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **2**  
Basement: **Crawl**

Bath: 1  
Floor: **Above**  
# of Pieces: **3**  
Ensuite?: **No**

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

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

**Macdonald Realty**

**West-side waterfront recreational cabin on Bowen. This water-access, off-the-grid property features stunning sunset views, a new dock, and ample deck space. Inside is beautifully finished, with an open plan LD/DR/Kitch. Propane appliances. This is the perfect escape from the city, yet close enough that you don't lose a whole day of travel. No road access.**