



Presented by:

**Dee Elliott PREC\***

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



<b>Active</b> <b>R2259922</b>	<b>1143 LENORA ROAD</b>	Residential Detached
Board: V	Bowen Island	<b>\$999,000</b> (LP)
House/Single Family	Bowen Island V0N 1G1	(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,028,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1992</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>26</b>
Lot Area (sq.ft.): <b>8,633.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SR2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,169.35</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>009-079-955</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
Complex / Subdiv:

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

Style of Home: <b>2 Storey</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Wood</b>	Dist. to Public Transit:		Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Property Disc.: <b>Yes</b>		
Renovations:	PAD Rental:		
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Propane Gas</b>	Fixtures Rmvd: :		
Water Supply: <b>City/Municipal</b>	Floor Finish:		
Fuel/Heating: <b>Baseboard, Propane Gas</b>			
Outdoor Area: <b>Fenced Yard, Sundeck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **PLAN 11393 LOT 47 BLK 6 DL 490**

Amenities:

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Foyer</b>	<b>6' x 8'</b>	<b>Above</b>	<b>Bedroom</b>	<b>8'6" x 11'3"</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>11'10" x 16'3"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Den</b>	<b>11'2" x 15'3"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>11'4" x 18'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10' x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>11'4" x 14'11"</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>11'2" x 14'</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Walk-In Closet</b>	<b>4'10" x 7'2"</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Office</b>	<b>11'4" x 14'10"</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>9'9" x 9'11"</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,412</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>854</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</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>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,266 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>2,266 sq. ft.</b>	Basement: <b>None</b>	6				
	Bedrooms not in Basement: <b>3</b>	7				
		8				

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

**This Deep Bay charmer exudes loving energy and positive vibes inside and out. Close to the ferry, school, churches and easy walking distance to Pebbly Beach, this property ticks all the boxes for Bowen buyers. Featuring 3 bedrooms, 3 baths, a secret office/flex space off the master bedroom, a Family Room plus a Den. In the sun filled garden within a fully fenced yard is a rose garden with over 50 varieties.**