



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

1776 EMILY LANE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,950,000 (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: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **027-294-285**
Tour: **Virtual Tour URL**

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: **ClthWsh/Dryr/Frdg/Stve/DW**

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