



Presented by:  
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**Active**  
**R2265392**  
Board: V  
House/Single Family

**1245 ADAMS ROAD**

Bowen Island  
Bowen Island  
V0N 1G2

Residential Detached

**\$745,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$745,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1996</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>18,084.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SR</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,985.96</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>008-007-608</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Electric, Forced Air, Wood**  
Outdoor Area: **Balcny(s) Patio(s) Dck(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 NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PLAN 13841 LOT 13 BLK C DL 1426**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby**  
Features: **Clothes Washer/Dryer, Free Stand F/P or Wdstove, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 14'11			x			x
Main	Kitchen	7'8 x 13'2			x			x
Main	Eating Area	7'6 x 9'8			x			x
Main	Bedroom	9'4 x 10'4			x			x
Above	Master Bedroom	10'10 x 10'11			x			x
Below	Flex Room	13'1 x 14'5			x			x
Below	Laundry	6'6 x 7'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **733**  
Finished Floor (Above): **189**  
Finished Floor (Below): **470**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,392 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,392 sq. ft.**

# of Rooms: **7**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **2**  
Basement: **Crawl, Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Above	3	Yes
3			
4			
5			
6			
7			
8			

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

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

**Tucked away in a serene, forested setting, this home has tremendous character. Privately located up a winding driveway and a short path to the house. The split level style adds to a warm and cozy feel from top to bottom. The ceilings above the main floor are vaulted with clearstory windows that allow more light in. There are two bedrooms, two ensuite bathrooms and the option of a third bedroom in a flex room on the ground level. Quiet deck and patio space in the back yard nurtures the feeling of being away from it all.**