



Presented by:  
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**Active**  
**R2272253**

Board: V  
House/Single Family

**1285 SCARBOROUGH ROAD**

Bowen Island  
Bowen Island  
V0N 1G1

Residential Detached

**\$1,050,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,050,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2002**  
Depth / Size: Bathrooms: **4** Age: **16**  
Lot Area (sq.ft.): **10,890.00** Full Baths: **3** Zoning: **SR2**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$2,660.13**  
Rear Yard Exp: Council Apprv?: For Tax Year: **2017**  
Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **011-945-087**  
Tour:

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

Style of Home: **3 Storey, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **2** R.I. Plumbing:  
Fireplace Fuel: **Propane Gas, Wood** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Wood**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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 VAP 4042 LOT 3 BLK 6 LOT DISTRICT 1553 LD 36**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	10' x 12'6	Bsmt	Living Room	9'6 x 11'10			x
Main	Living Room	13'7 x 16'3	Below	Bedroom	8'9 x 11'10			x
Main	Kitchen	11'5 x 12'9	Below	Laundry	4'10 x 5'10			x
Main	Laundry	4'7 x 7'5						x
Main	Dining Room	10' x 12'9						x
Above	Master Bedroom	13'9 x 16'						x
Above	Walk-In Closet	3'7 x 7'3						x
Above	Bedroom	10' x 11'8						x
Above	Bedroom	11'3 x 13'						x
Below	Kitchen	8'7 x 11'10						x

Finished Floor (Main): **884**  
Finished Floor (Above): **887**  
Finished Floor (Below): **820**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,591 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,591 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4	Below	4	No
5			
6			
7			
8			

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

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

**This home has it all. Fully fenced property offering privacy, with a lovely garden and patios front and back. Upper two floors combine for nearly 1800 sf, with 3 bedrooms, 3 baths and a den. Sundeck off the kitchen for morning sun and evening BBQ's. ~820 sf guest suite on the lower level with its own separate entry and patio area. This home is perfect for generational living. Located on the school and municipal bus routes, and a short drive to Snug Cove and the Ferries**