



Presented by:
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Active
R2267856
Board: V
House/Single Family

636 COWAN ROAD
Bowen Island
Bowen Island
V0N 1G2

Residential Detached
\$1,325,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,325,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1990**
Depth / Size: Bathrooms: **2** Age: **28**
Lot Area (sq.ft.): **43,560.00** Full Baths: **1** Zoning: **SR2**
Flood Plain: Half Baths: **1** Gross Taxes: **\$2,756.96**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-359-995**
Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year: **2005**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Wood** R.I. Fireplaces:
Water Supply: **Community, Well - Drilled**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **: Hot tub will be removed-non functional**
Floor Finish:

Legal: **PLAN 22299 LOT D DL 1426**
Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'6 x 12'1			x			x
Main	Kitchen	11'9 x 13'7			x			x
Main	Dining Room	10' x 11'9			x			x
Main	Living Room	11'8 x 24'2			x			x
Above	Master Bedroom	11'9 x 16'1			x			x
Above	Walk-In Closet	7'7 x 11'10			x			x
Above	Bedroom	7'9 x 11'8			x			x
Above	Bedroom	11'7 x 12'8			x			x
		x			x			
		x			x			

Finished Floor (Main): 976	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 861	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	No	Workshop/Shed: 24 x 30
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,837 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 24' x 30'
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 1,837 sq. ft.	Basement: Crawl	6				
	Beds not in Basement: 3	7				
		8				

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

There is so much to say about this home and property. Located on a sunny and fairly flat acre, surrounded on three sides with a cedar hedge providing privacy and seclusion. Planted with a carefully considered collection of specimen trees throughout. Separate fenced in area for veggie garden. The present owner has put his experience as a fine craftsman to work to transform the home into a showcase of finely-crafted millwork. Two or three bedrooms with a unique and thoughtful flow. A large outdoor covered kitchen and dining area extend the living space for use all year round. The ultimate 24 x 30 workshop doubles as the perfect venue for neighbourhood jam sessions. For more information please ask for a itemized feature sheet.