



Presented by:  
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**Active** **R2294043** **506 COLLINS ROAD** Residential Detached  
 Board: V Bowen Island **\$879,000** (LP)  
 House/Single Family VON 1G1 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$879,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1981**  
 Depth / Size: Bathrooms: **3** Age: **37**  
 Lot Area (sq.ft.): **6,098.00** Full Baths: **3** Zoning: **SR2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,592.00**  
 Rear Yard Exp: Council Apprv?: For Tax Year: **2017**  
 If new, GST/HST inc?: Tax Inc. Utilities?:  
 P.I.D.: **009-400-265**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **3 Storey** Total Parking: Covered Parking: Parking Access:  
 Construction: **Frame - Wood** Parking: **Open**  
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Reno. Year: Property Disc.: **Yes**  
 Renovations: R.I. Plumbing: PAD Rental:  
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No** :  
 Fireplace Fuel: **Wood** Fixtures Rmvd: :  
 Water Supply: **City/Municipal** Floor Finish:  
 Fuel/Heating: **Baseboard, Wood**  
 Outdoor Area: **Fenced Yard, Sundeck(s)**  
 Type of Roof: **Asphalt**

Legal: **VAP10433 LOT 1 LOT DISTRICT 1626 LAND DISTRICT 36**

Amenities:  
 Site Influences: **Central Location, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 19'	Below	Den	7'7 x 16'			x
Main	Dining Room	11'3 x 17'	Below	Dining Room	9'1 x 14'			x
Main	Kitchen	7'9 x 11'	Below	Kitchen	8'10 x 10'3			x
Main	Pantry	3'6 x 7'	Below	Bedroom	7'8 x 16'3			x
Main	Bedroom	8'3 x 13'6	Below	Bedroom	8'6 x 10'11			x
Main	Office	8'3 x 14'6			x			x
Main	Foyer	6'1 x 8'6			x			x
Above	Bedroom	17'10 x 19'2			x			x
Above	Master Bedroom	11'4 x 16'7			x			
Below	Living Room	12'8 x 15'9			x			

Finished Floor (Main):	<b>1,121</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>657</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,121</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,899 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5				Door Height:
Grand Total:	<b>2,899 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>		6				
				7				
				8				

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

**Large family home with lots of potential and flexibility for a growing family. Plus a 2 bedroom guest suite downstairs with its own separate entrance - perfect for the extended family vision. Fenced in back yard with good sized sundeck for BBQing and summer entertaining and a flat grassy area for the kids to play. Easy walking distance to Snug Cove, the school and Ferry. Across the road from Crippen Park with a multitude of trails at your doorstep.**