



Presented by:
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Active **R2286544** **988 DAVIES ROAD** Residential Detached
 Board: V Bowen Island Bowen Island **\$474,500** (LP)
 House/Single Family VON 1G1 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$474,500**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1940**
 Depth / Size: Bathrooms: **1** Age: **78**
 Lot Area (sq.ft.): **3,119.00** Full Baths: **1** Zoning: **VR1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,183.18**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-825-673**
 Tour:

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

Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Wood**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PLAN 6758 LOT 2 OF LOT 13 BLOCK A LOT 777**

Amenities:

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Solarium	5'7 x 11'7			x			x
Main	Living Room	10'1 x 15'9			x			x
Main	Kitchen	9' x 14'4			x			x
Main	Bedroom	9'4 x 10'6			x			x
Main	Bedroom	9'3 x 10'4			x			x
Bsmt	Flex Room	12'6 x 25'3			x			x
Bsmt	Flex Room	8'11 x 14'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 852	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement): 704	Suite:	3				Pool:
Finished Floor (Total): 1,556 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 1,556 sq. ft.	Basement: Partly Finished	6				
	Beds not in Basement: 2	7				
		8				

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

Zoned Village Residential 1. One of the original 1940's cottages with Snug Cove right at your doorstep. New roof in 2011, but the rest of the cottage needs some TLC, or it's a property to start anew. Two minute walk to the ferry.