



Presented by:  
**Dee Elliott PREC\***

Macdonald Realty  
 Phone: 604-612-7798  
 www.bowenhomes.ca  
 dee\_elliott@yahoo.com



**Active**  
**R2295655**  
 Board: V  
 House with Acreage

**1546 EAGLECLIFF ROAD**

Bowen Island  
 Bowen Island  
 V0N 1G2

Residential Detached  
**\$1,859,000** (LP)  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,859,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1996**  
 Depth / Size: \_\_\_\_\_ Bathrooms: **3** Age: **22**  
 Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **SR2**  
 Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$4,214.70**  
 Rear Yard Exp: \_\_\_\_\_ Council Apprv?: \_\_\_\_\_ For Tax Year: **2017**  
 If new, GST/HST inc?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 P.I.D.: **027-341-941**  
 Tour: **Virtual Tour URL**

View: **Yes: Expansive Howe Sound**  
 Complex / Subdiv: **Eaglecliff**  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **1 1/2 Storey, Carriage/Coach House**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
 Renovations: \_\_\_\_\_ R.I. Plumbing: \_\_\_\_\_  
 # of Fireplaces: **2** R.I. Fireplaces: \_\_\_\_\_  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air, Wood**  
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**  
 Type of Roof: **Metal, Wood**

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **Carpport; Single, 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: **PL BCP 33961 LOT 2 DISTRICT LOT 1552 LAND DISTRICT 36 GROUP 1**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 10'5	Above	Walk-In Closet	3'3 x 6'11			x
Main	Living Room	14'8 x 18'10	Above	Flex Room	7'7 x 14'			x
Main	Dining Room	10'1 x 14'4	Main	Living Room	13'3 x 23'5			x
Main	Kitchen	12'1 x 13'3	Main	Kitchen	7'5 x 14'8			x
Main	Den	10'10 x 11'6	Main	Bedroom	11' x 13'5			x
Main	Office	10' x 11'11	Main	Bedroom	11'5 x 13'2			x
Main	Laundry	5'11 x 8'	Main	Storage	4'7 x 7'5			x
Main	Master Bedroom	14'5 x 15'10	Main	Workshop	11'8 x 13'7			x
Main	Walk-In Closet	5' x 12'1	Main	Storage	7'10 x 11'6			x
Above	Bedroom	13' x 13'11						x

Finished Floor (Main): <b>1,831</b>	# of Rooms: <b>19</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>513</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Main	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,344 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>2,344 sq. ft.</b>	Basement: <b>Crawl</b>	6				
		7				
		8				

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