



Presented by:
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Active
R2084941

Board: V
Other

LOT 1 THE RIDGE AT EVERGREEN

Bowen Island
Bowen Island
V0N 1G2

Land
\$459,000 (LP)
(SP)



Sold Date:	Original Price: \$525,000
Frontage (feet):	Subdiv/Complex: The Ridge at Evergreen
Meas. Type: Feet	P.I.D.: 027-933-776
Frontage (metres):	Taxes: \$1,983.29
Depth:	For Tax Year: 2016
Price/SqFt:	Zoning: CD
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: West	
Permitted Use: House/Single Family	
Title to Land: Freehold Strata	
Tour:	

<u>Lot Area</u>	
Acres:	0.74
Hect:	0.30
SqFt:	32,365.00
SqM:	3,006.81

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **Well - Drilled**
Electricity: **At Lot Line**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Available Through**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR: **No**

Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **BCS 3421 LOT 1 DL 492 LD 36 **TR 04/11/17****

Site Influences:
Restrictions: **Development, Environmental, Mandatory Building Scheme, Restrictive Covenant**

Listing Broker 1: **Macdonald Realty (Van)**
Listing Broker 2:
Listing Broker 3:

Lot 1 at Evergreen is a bright, 0.74 acre lot in one of Bowen's newest, most exciting developments. This is an easy to build, easy to access site with lots of light and surrounded by beautiful, tall trees giving privacy and a sense of being away from it all, while only 10 minutes from Snug Cove, 5 minutes from Bowen Bay beach, and surrounded by a network of trails and wild spaces. The perfect place to build your dream home.