



Presented by:
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Active
R2237426

Board: V
 House/Single Family

1263 EAGLESNEST LANE

Bowen Island
 Bowen Island
 V0N 1G1

Residential Detached

\$798,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$798,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1983**
 Depth / Size: Bathrooms: **2** Age: **35**
 Lot Area (sq.ft.): **10,890.00** Full Baths: **1** Zoning: **SR2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$1,939.33**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **011-944-943**
 Tour:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Log**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Baseboard, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Wood**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **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: **VAP 4042 LOT8 BLOCK 7 LD 1553 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 22'5			x			x
Main	Dining Room	7' x 10'10			x			x
Main	Kitchen	9'3 x 11'			x			x
Main	Laundry	5'11 x 6'3			x			x
Above	Master Bedroom	9'7 x 17'6			x			x
Above	Walk-In Closet	4'6 x 8'6			x			x
Above	Bedroom	8'6 x 9'3			x			x
Above	Bedroom	8'7 x 9'4			x			x
		x			x			
		x			x			

Finished Floor (Main): **788**
 Finished Floor (Above): **633**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,421 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,421 sq. ft.**

of Rooms: **8**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Main	1	No
2	Above	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Charming, with a typically rustic feel of a log home. Located in the Deer Walk area of Millers Landing. Short drive to the ferries and Snug Cove or a 20 minute walk. All new stainless steel kitchen appliances and a WETT certified Cohen & Peck Amity wood stove in the Living Room. Main floor is surrounded on three sides with a large covered deck for year round enjoyment or entertaining. Three bedrooms and a newly renovated bathroom upstairs. 1/4 of an acre property ready for you creative touch.