



Presented by:
Dee Elliott PREC*

Macdonald Realty
Phone: 604-612-7798
www.bowenhomes.ca
dee_elliott@yahoo.com



Active
R2238962
Board: V
House with Acreage

894 BOLTON ROAD

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,345,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,345,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2002
Depth / Size:	Bathrooms: 2	Age: 16
Lot Area (sq.ft.): 0.00	Full Baths: 2	Zoning: RR3
Flood Plain:	Half Baths: 0	Gross Taxes: \$3,459.82
Rear Yard Exp:		For Tax Year: 2017
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 011-459-182
		Tour:

View: :
Complex / Subdiv: **Killarney Lake / Mt Gardner**
Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail., Visitor Parking**
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 4620 LOT 25 LD 1334 LD 36 GROUP 1**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Microwave, Vacuum R.I., Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 10'10	Above	Bedroom	11'10 x 12'1			x
Main	Mud Room	6'3 x 11'6			x			x
Main	Den	11'3 x 12'2			x			x
Main	Kitchen	10' x 12'4			x			x
Main	Living Room	15' x 15'			x			x
Main	Dining Room	9'9 x 15'			x			x
Main	Bedroom	11'8 x 14'			x			x
Above	Family Room	11'8 x 22'9			x			x
Above	Master Bedroom	11'4 x 22'			x			
Above	Bedroom	11'10 x 12'1			x			

Finished Floor (Main):	1,306	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,271	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed: 23' x
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,577 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,577 sq. ft.	Basement: Crawl	6				
		Bed not in Basement: 4	7				
			8				

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

Designed and built with family in mind, this 2.23 Acre property borders Crown Land and the forested trails of Mt.Gardner. Sunny mountain views, exterior decks, w/fireplace and hot tub ensuring a cozy place to enjoy the tranquility. 4 bdrm/2bath in the Main house. Open plan LR,DR, Kitchen with lofted ceiling to the FR and Bdrms above. Large separate workshop/studio with a fully equipped guest suite above. Fenced in garden will keep kids in, and the deer out. Steps to Killarney Lake & Mt. Gardner trails. Proximity to the Cove and ferries make this an easy commute. Huge yard & forested property make this a magical and healthy place for the kids to grow