



Presented by:
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Active
R2270337

Board: V
Other

1802 EMILY LANE

Bowen Island
Bowen Island
V0N 1G2

Land

\$929,000 (LP)

(SP)



Sold Date:	Original Price:	\$929,000
Frontage (feet):	Subdiv/Complex:	King Edward Bay
Meas. Type: Feet	P.I.D.:	027-294-323
Frontage (metres):	Taxes:	\$2,909.64
Depth:	For Tax Year:	2018
Price/SqFt:	Zoning:	SR2
Sub-Type:	Rezoneable?	
Flood Plain:		
Exposure:	West, Southwest	
Permitted Use:	House/Single Family	
Title to Land:	Freehold Strata	
Tour:		
View - Specify	Ocean, Island and	

<u>Lot Area</u>	
Acres:	0.69
Hect:	0.28
SqFt:	30,056.00
SqM:	2,792.29

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
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:

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

Legal: **PL BCS 2586 LOT 10 DL 1545 LD 36 GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V AS APPROPRIATE.**
Site Influences: **Cleared, Private Setting, Private Yard**
Restrictions: **Building, Mandatory Building Scheme, Right of Way, Easement, Restrictive Covenant**

Listing Broker 1: **Macdonald Realty**
Listing Broker 2:
Listing Broker 3:

Bowen Island offers some of the most beautiful West Coast ocean scenery to be found anywhere in British Columbia. So close and yet so far from the hustle and bustle of the metropolis of Vancouver. Its only a 20 minute ferry ride away but enough time to transition from City life to Bowen tranquility. This property is one of the last remaining undeveloped lots in King Edward Bay and epitomizes the best of Bowen with views over Collingwood Channel, Islands and the Sunshine Coast. Services at the lot line and one lot back from the waterfront. The building site is located on a flat bluff prepped to build. A short walk to King Edward Bay beach.