



Presented by:
Dee Elliott PREC*
 Macdonald Realty
 Phone: 604-612-7798
 www.bowenhomes.ca
 dee_elliott@yahoo.com



Active
R2260626
 Board: V
 House/Single Family

1287 SCARBOROUGH ROAD
 Bowen Island
 Bowen Island
 V0N 1G1

Residential Detached
\$875,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$899,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**
 Depth / Size: _____ Bathrooms: **4** Age: **21**
 Lot Area (sq.ft.): **10,890.00** Full Baths: **3** Zoning: **SR**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$2,878.88**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **009-456-309**
 Tour: _____
 View: _____ : _____
 Complex / Subdiv: _____
 Services Connected: **Electricity, Septic, Water**

Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Rain Screen: _____ Renovations: _____ # of Fireplaces: 2 Fireplace Fuel: Wood Water Supply: City/Municipal Fuel/Heating: Baseboard, Wood Outdoor Area: Sundeck(s) Type of Roof: Asphalt	Total Parking: _____ Covered Parking: _____ Parking Access: _____ Parking: Carpport; Single Dist. to Public Transit: _____ Dist. to School Bus: _____ Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: _____ Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: _____
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Legal: **VAP 4042 LD 1553 LD 36 LOT 20 BLOCK 6 OF A**

Amenities: _____

Site Influences: **Lane Access, Marina Nearby, Private Setting, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 18'5	Below	Bedroom	8' x 12'10			x
Main	Dining Room	9'7 x 12'	Below	Bedroom	7'6 x 12'11			x
Main	Foyer	6'2 x 12'	Below	Kitchen	7' x 13'			x
Main	Kitchen	9'10 x 12'	Below	Living Room	13' x 23'6			x
Main	Nook	4'10 x 9'9	Below	Laundry	3' x 6'6			x
Main	Den	7'5 x 13'						x
Above	Master Bedroom	10' x 14'6						x
Main	Bedroom	8'10 x 10'						x
Above	Bedroom	9'3 x 10'3						x
Above	Laundry	3' x 5'						x

Finished Floor (Main): 911 Finished Floor (Above): 757 Finished Floor (Below): 911 Finished Floor (Basement): 0 Finished Floor (Total): 2,579 sq. ft.	# of Rooms: 15 # of Kitchens: 2 # of Levels: 3 Suite: Unauthorized Suite Crawl/Bsmt. Height: _____ Beds in Basement: 0 Beds not in Basement: 5 Basement: Fully Finished	Bath 1 Main 2 Above 3 Above 4 Below 5 6 7 8	# of Pieces 2 5 4 4	Ensuite? No Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
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Listing Broker(s): **Macdonald Realty**

Fantastic opportunity for family home with a 2 bedroom / 1 bath inlaw or guest suite down and 3 bedroom / 3 bath plus Den upstairs with open plans Living Room, Dining Room and Kitchen areas. Each with their own separate laundry. Large covered decks off both levels. 5 minutes to Snug Cove and the ferries and on the municipal and school bus routes.