



Presented by:
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Active
R2241185
Board: V
House/Single Family

1776 EMILY LANE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,750,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$2,295,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2008**
 Depth / Size: _____ Bathrooms: **4** Age: **10**
 Lot Area (sq.ft.): **35,284.00** Full Baths: **3** Zoning: **SR2**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$4,001.32**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2017**
 Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **027-294-285**
 Tour: **Virtual Tour URL**

View: _____
 Complex / Subdiv: **King Edward Bay**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: _____ Covered Parking: _____ Parking Access: _____
 Parking: **Open**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** : _____
 Fixtures Rmvd: _____ : _____
 Floor Finish: _____

Legal: **BCP2586 SL6 DL 1545 GROUP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TOT HE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Garden**

Site Influences: _____
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'6 x 8'			x			x
Main	Laundry	6'3 x 13'			x			x
Main	Utility	6'4 x 8'11			x			x
Main	Kitchen	8'11 x 14'9			x			x
Main	Dining Room	10'1 x 10'2			x			x
Main	Living Room	16'5 x 18'11			x			x
Above	Master Bedroom	12'5 x 16'3			x			x
Above	Walk-In Closet	6' x 11'9			x			x
Above	Bedroom	11'4 x 13'6			x			
Above	Bedroom	11'11 x 13'3			x			

Finished Floor (Main):	1,422	# of Rooms: 10	Bath		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,127	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,549 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,549 sq. ft.	Basement: Crawl	6				
		Beds not in Basement: 3	7				
			8				

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

A distinctive property facing west over Keats Is., the Sunshine Coast and beyond, has one of the prime view locations on the west side of Bowen Island. Down a private tree lined driveway to a charming, forest-nestled craftsman home, the view from the expansive deck, DR and LR is stunningly panoramic. A remarkably bright home, designed with tall graceful windows, high ceilings, substantial crown moulding, plank floors-the quality is unmistakable: permanent-finish windows by Kolbe, an energy efficient Rumford fireplace, premium shingle siding, and large structural brackets highlight the overall sense of solidity and elegance. The spacious open plan of the main floor including a home office (with a work distracting view) in the unique setting of King Edward Bay, this home simply stands out.