



Presented by:  
**Dee Elliott PREC\***

Macdonald Realty  
 Phone: 604-612-7798  
 www.bowenhomes.ca  
 dee\_elliott@yahoo.com



**Active**  
**R2281946**  
 Board: V  
 House/Single Family

**962 WINDJAMMER ROAD**

Bowen Island  
 Bowen Island  
 V0N 1G2

Residential Detached

**\$995,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$995,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1993**  
 Depth / Size: Bathrooms: **3** Age: **25**  
 Lot Area (sq.ft.): **12,415.00** Full Baths: **3** Zoning: **SR2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,513.09**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-475-516**  
 Tour:

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

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Other**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Pellet**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Double**  
 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:

Legal: **VAP 10353 LOT 31 BLOCK A LD 3042 LAND DIST. 36**

Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 14'11			x			x
Main	Dining Room	10'5 x 11'			x			x
Main	Kitchen	9'6 x 13'3			x			x
Main	Master Bedroom	12' x 14'3			x			x
Main	Bedroom	9'4 x 10'3			x			x
Main	Bedroom	9'3 x 10'3			x			x
Below	Bedroom	9'7 x 17'			x			x
Below	Recreation	13'3 x 21'3			x			x
Below	Games Room	13'2 x 14'1			x			x
					x			x

Finished Floor (Main):	<b>1,267</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>978</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>4</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,245 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,245 sq. ft.</b>	Basement: <b>Fully Finished</b>		6				
				7				
				8				

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

**Mere moments away from Crayola Beach - and in the middle of a superb family neighbourhood - this 4 bedroom home ticks all the boxes for families looking to buy on Bowen. Three recently renovated bathrooms, new flooring upstairs, two recreation, family or games rooms below and a two car garage. The flat and sunny corner lot provides an idyllic play area for kids of all ages, with plenty of room to turn into veggie gardens and more. Directly on the school and commuter bus routes and close to trails up Mount Gardner.**