



Presented by:  
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**Active**  
**R2285634**

Board: V  
 Other

**1832 EMILY LANE**

Bowen Island  
 Bowen Island  
 V0N 1G2

Land

**\$1,995,000** (LP)

(SP)



Sold Date: Original Price: **\$1,995,000**  
 Frontage (feet): Subdiv/Complex: **King Edward Bay**  
 Meas. Type: **Feet** P.I.D.: **027-293-211**  
 Frontage (metres): Taxes: **\$4,281.00**  
 Depth: For Tax Year: **2017**  
 Price/SqFt: Zoning: **SR2**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **West**  
 Permitted Use: **House/Single Family**  
 Title to Land: **Freehold Strata**  
 Tour:

<u>Lot Area</u>	
Acres:	<b>1.20</b>
Hect:	<b>0.49</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

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: **Available Through**  
 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 2585 LOT 12 LOT DIST. 1545 LAND DISTRICT 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:  
 Restrictions: **Building, Mandatory Building Scheme, Easement, Restrictive Covenant**

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

**This is the only lowbank waterfront lot available for sale on Bowen, the building envelop is 15 meters up from the high water mark. Location is everything and the west side of Bowen Island in King Edward Bay Estates is one of the finest. From Horseshoe Bay in West Vancouver, Bowen Island is a 20 minute ferry ride away - taking you in the blink of an eye from the City life to the quiet, peaceful and idyllic Island retreat. West facing with world class sunset views over Collingwood Channel and the Sunshine Coastal Range and the multiple Islands in between. This lot has 214' of ocean frontage and is serviced and ready to build the home of your dreams. Building permit for dock and ramp in place.**