



Presented by:  
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**Active**  
**R2292370**  
 Board: V  
 House/Single Family

**464 MELMORE ROAD**

Bowen Island  
 Bowen Island  
 V0N 1G1

Residential Detached

**\$1,989,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,989,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1948**  
 Depth / Size: Bathrooms: **4** Age: **70**  
 Lot Area (sq.ft.): **20,473.00** Full Baths: **3** Zoning: **SR 2**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,134.00**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-079-211**  
 Tour:

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

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

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **Yes: Propane tank - Superior**  
 Fixtures Rmvd: **Yes: Main Events Hall light fixture**  
 Floor Finish:

Legal: **VAP 11393 LOT 20 BLK 6 LOT DIST 490 LD 36**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Other	19'8 x 30'5	Main	Other	7'1 x 14'1			x
Main	Other	19'7 x 20'3	Above	Bedroom	19'9 x 30'7			x
Main	Foyer	4'11 x 9'9	Above	Bedroom	12'1 x 14'6			x
Main	Library	14'6 x 16'1			x			x
Main	Dining Room	16'11 x 19'6			x			x
Main	Kitchen	10'3 x 14'2			x			x
Main	Eating Area	9'5 x 18'1			x			x
Main	Bedroom	16' x 17'1			x			x
Main	Bedroom	12'4 x 15'11			x			x
Main	Laundry	6'3 x 8'7			x			

Finished Floor (Main):	<b>3,146</b>	# of Rooms:	<b>13</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>2</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>1,259</b>	# of Kitchens:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:				Workshop/Shed:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	3	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:				Garage Sz:
Finished Floor (Basement):	<b>0</b>	Suite:		4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Door Height:				
Finished Floor (Total):	<b>4,405 sq. ft.</b>	Crawl/Bsmt. Height:		5								
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	6								
Grand Total:	<b>4,405 sq. ft.</b>	Basement:	<b>Crawl</b>	7								
		Bed not in Basement:	<b>4</b>	8								

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

**EVERGREEN HALL** Built in 1948 by the Union Steamship Company as a clubhouse and dance hall for the guests of their nearby resort, Evergreen Hall was once the hub of activity for everyone on Bowen. Many still reminisce about the fun had here. Today, Evergreen Hall is a charming, private home that has operated as a Bed and Breakfast, and sometimes as a special event location used for retreats, weddings and for gatherings of up to 50 + people. It has also been very suitable as a year-round venue for workshops and business meetings. Well maintained and updated throughout. Just a five minute scenic walk from the ferry, water taxi dock, and the quaint village of Snug Cove. By appointment only.