



Presented by:
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Active
R2295655
 Board: V
 House with Acreage

1546 EAGLECLIFF ROAD

Bowen Island
 Bowen Island
 V0N 1G2

Residential Detached
\$1,859,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,859,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1996**
 Depth / Size: Bathrooms: **3** Age: **22**
 Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **SR2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,214.70**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-341-941**
 Tour: **Virtual Tour URL**

View: **Yes: Expansive Howe Sound**
 Complex / Subdiv: **Eaglecliff**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **1 1/2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air, Wood**
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
 Type of Roof: **Metal, Wood**

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

Legal: **PL BCP 33961 LOT 2 DISTRICT LOT 1552 LAND DISTRICT 36 GROUP 1**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 10'5	Above	Walk-In Closet	3'3 x 6'11			x
Main	Living Room	14'8 x 18'10	Above	Flex Room	7'7 x 14'			x
Main	Dining Room	10'1 x 14'4	Main	Living Room	13'3 x 23'5			x
Main	Kitchen	12'1 x 13'3	Main	Kitchen	7'5 x 14'8			x
Main	Den	10'10 x 11'6	Main	Bedroom	11' x 13'5			x
Main	Office	10' x 11'11	Main	Bedroom	11'5 x 13'2			x
Main	Laundry	5'11 x 8'	Main	Storage	4'7 x 7'5			x
Main	Master Bedroom	14'5 x 15'10	Main	Workshop	11'8 x 13'7			x
Main	Walk-In Closet	5' x 12'1	Main	Storage	7'10 x 11'6			x
Above	Bedroom	13' x 13'11						x

Finished Floor (Main):	1,831	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	513	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	3	No	Pool:
Finished Floor (Total):	2,344 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,344 sq. ft.	Basement: Crawl	6				
		Bed not in Basement: 4	7				
			8				

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