



Presented by:
Dee Elliott PREC*

Macdonald Realty
Phone: 604-612-7798
www.bowenhomes.ca
dee_elliott@yahoo.com

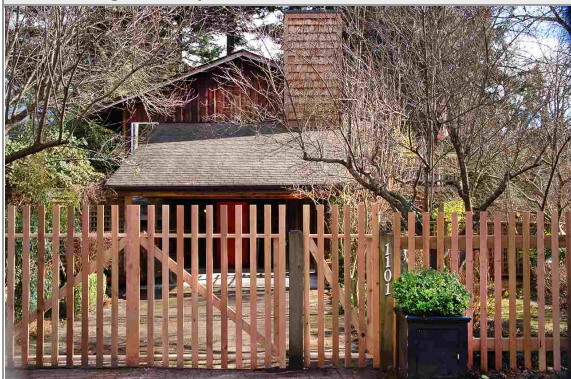


Active
R2307905
Board: V
House/Single Family

1101 LENORA ROAD

Bowen Island
Bowen Island
V0N 1G1

Residential Detached
\$898,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$898,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1976**
Depth / Size: Bathrooms: **2** Age: **42**
Lot Area (sq.ft.): **8,712.00** Full Baths: **2** Zoning: **SR2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,979.50**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-025-277**
Tour:
View: :
Complex / Subdiv: **DeepBay**
Services Connected: **Electricity, Septic, Water**

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

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

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PLAN VAP 11393 LOT 26 BLK 6 LD 490 LAND DISTRICT 36**

Amenities:
Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|----------------|------------|-------|------|------------|
| Main | Foyer | 6'9 x 6'11 | Above | Master Bedroom | 10' x 11'8 | | | x |
| Main | Living Room | 9'7 x 13'1 | Above | Bedroom | 9'8 x 14'1 | | | x |
| Main | Dining Room | 12'3 x 13'5 | | | x | | | x |
| Main | Kitchen | 7'1 x 9' | | | x | | | x |
| Main | Bedroom | 9'6 x 10'4 | | | x | | | x |
| Main | Bedroom | 9'1 x 13'5 | | | x | | | x |
| Above | Storage | 9'2 x 18'9 | | | x | | | x |
| Above | Living Room | 14'1 x 14'6 | | | x | | | x |
| Above | Dining Room | 10'9 x 13'8 | | | x | | | |
| Above | Kitchen | 7'1 x 9'1 | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|---|------|--------------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,195 | # of Rooms: 12 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 902 | # of Kitchens: 2 | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 2 | 2 | Above | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): | 2,097 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 Beds not in Basement: 4 | 5 | | | | Door Height: |
| Grand Total: | 2,097 sq. ft. | Basement: Fully Finished | 6 | | | | |
| | | | 7 | | | | |
| | | | 8 | | | | |

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

Deep Bay - close to the lagoon with a short pathway to Snug Cove and the ferries. This recently renovated 4 bedroom/2 bath home is hidden with a busy and desirable neighbourhood. Fully fenced to provide privacy with a zen like forested garden and gazebo in the back and a bright and sunny garden in the front. 2 bedrooms up with a spacious LR, Dr and Kitchen. Large south facing sun soaked deck year round off the Living Room. Downstairs is a self contained 2 bedroom guest suite previously operating as a B&B.