



Presented by:  
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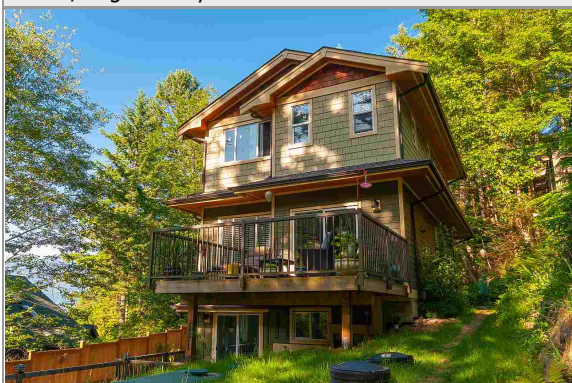


**Active**  
**R2378391**  
Board: V  
House/Single Family

**1271 SCARBOROUGH ROAD**

Bowen Island  
Bowen Island  
V0N 1G1

Residential Detached  
**\$839,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$839,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2013**  
Depth / Size: Bathrooms: **4** Age: **6**  
Lot Area (sq.ft.): **10,890.00** Full Baths: **3** Zoning: **SR2**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$2,591.81**  
Rear Yard Exp: Council Apprv?: For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **009-456-236**  
Tour:

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

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Propane Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Propane Gas, Radiant**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

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: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PLAN 4042 LOT 17 BLOCK 6 OF BLOCK A DISTRICT LOT 1553**

Amenities:

Site Influences: **Lane Access, 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
<b>Below</b>	<b>Foyer</b>	<b>8'9 x 9'6</b>	<b>Above</b>	<b>Bedroom</b>	<b>9'6 x 10'5</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>9'3 x 9'4</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Flex Room</b>	<b>9' x 10'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Kitchen</b>	<b>9'4 x 9'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>9'5 x 12'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>10'3 x 10'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Flex Room</b>	<b>9'8 x 12'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>8'5 x 11'2</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>9'8 x 10'5</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>8'3 x 9'9</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>680</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>680</b>	# of Kitchens: <b>2</b>	1	<b>Below</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>630</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,990 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Grand Total: <b>1,990 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
		7				
		8				

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

**If value for money is what you are looking for, look no further than this 4 bedroom 3.5 bath home. This lovely, low maintenance family home sits on a sunny, fully fenced lot, at the end of a quiet shared laneway. Built in 2013, it is still under its new home warranty. Move-in ready, the home boasts 3 bedrooms, 2 bathrooms on the top floor; living room with gas fireplace, separate kitchen/dining area & powder room on the main floor; and a one bedroom studio/guest suite with its own full bath and kitchen on the ground level. Soak in the afternoon sun on the spacious deck off the kitchen. Family friendly neighbourhood, close to Snug Cove and along the transit and school bus route.**