



Presented by:
Frazer Elliott
 Macdonald Realty
 Phone: 604-910-3401
<http://www.bowenhomes.ca>
frazerelliott@gmail.com



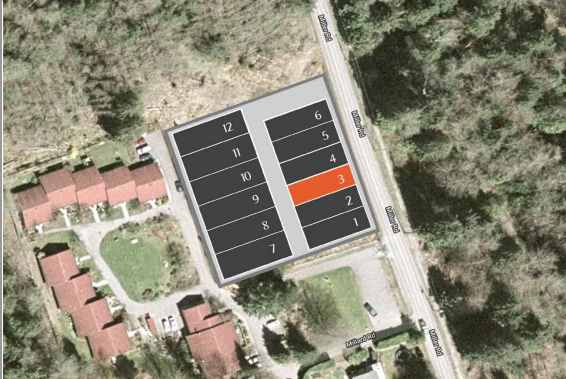
Active
R2327066

Board: V
 Other

LOT 3 FOXGLOVE LANE

Bowen Island
 Bowen Island
 V0N 1G1

Land
\$326,000 (LP)
 (SP)



Sold Date: Original Price: **\$326,000**
 Frontage (feet): **28.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **800-126-388**
 Frontage (metres): **0.00** Taxes: **\$0.00**
 Depth: **82** For Tax Year:
 Price/SqFt: Zoning: **CD-15**
 Sub-Type: Rezoneable?
 Flood Plain:
 Exposure: **East**
 Permitted Use: **House/Single Family**
 Title to Land: **Freehold NonStrata**
 Tour:

<u>Lot Area</u>	
Acres:	0.05
Hect:	0.02
SqFt:	2,300.00
SqM:	213.68

View - Specify

CRIPPEN PARK

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **At Lot Line**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **Not Available**
 Telephone Service: **On Property**
 Cable Service: **On Property**
 Prospectus: **Not Required**
 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: **LOT 3 DL 490 GRP 1 NEW WESTMINSTER DISTRICT PL EPP 77831**

Site Influences:
 Restrictions: **Floor Space Ratio, Mandatory Building Scheme, Right of Way, Easement, Restrictive Covenant**

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

Nestled near parkland and within quick & easy walking distance to the ferry, school & a multitude of shops amenities, the village by The Cove offers an entirely unique & sought after Bowen experience. Lot 3 is one of only two remaining developer lots available. 2,300 SF in size with the ability to build up to a 1,500 sf single family home. Fully serviced with sewer at the lot line. Ideal for buyers looking to downsize, those looking for a car free commute to the city, or as an investment property.