



Presented by:
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Active
R2333825
 Board: V
 House/Single Family

947 VILLAGE DRIVE
 Bowen Island
 Bowen Island
 V0N 1G1

Residential Detached
\$1,239,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,299,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2008**
 Depth / Size: Bathrooms: **3** Age: **11**
 Lot Area (sq.ft.): **16,336.00** Full Baths: **2** Zoning: **CD2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,257.88**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-278-719**
 Tour: **Virtual Tour URL**

View: **Yes: Howe Sound Mountain Ocean**
 Complex / Subdiv: **Cates Hill West**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Propane Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 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: **PL BCP32677 LT39 LD 489 LAND DISTRICT 36**

Amenities:
 Site Influences:
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 17'6			x			x
Main	Dining Room	13'2 x 13'8			x			x
Main	Kitchen	12'1 x 13'1			x			x
Main	Eating Area	10'7 x 12'6			x			x
Main	Laundry	7' x 12'8			x			x
Above	Master Bedroom	13'1 x 15'			x			x
Above	Bedroom	11'1 x 13'			x			x
Above	Bedroom	10'11 x 13'			x			x
Above	Bedroom	10'11 x 13'			x			x
Below	Other	27'9 x 37'4			x			x

Finished Floor (Main):	1,188	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,188	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	No	Pool:
Finished Floor (Total):	2,376 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	1,188	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,564 sq. ft.	Basement: Unfinished	6				
		Bed not in Basement: 4	7				
			8				

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

Large family home on the view side of Cates Hill. Located at the end of a cul de sac, providing added privacy. Upper two levels have 4 bedrooms and 3 bathrooms. Open plan main level with a large, partly covered deck on three sides of the house. Lower level in-law suite potential with its own separate entrance. Watch for the spring time tulips emerging throughout this larger than average Cates Hill property. Bonus cistern for extra summer time outdoor watering. Views above Snug Cove to the Howe Sound and the North Shore Mountains. Just a short drive to the ferries and amenities of Snug Cove.