



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



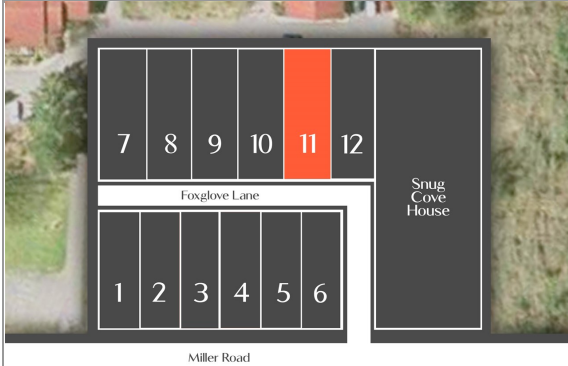
Active
R2331570

Board: V
 Other

LT 11 FOXGLOVE LANE

Bowen Island
 Bowen Island
 V0N 1G1

Land
\$382,000 (LP)
 (SP)



Sold Date: _____ Original Price: **\$382,000**
 Frontage (feet): **32.00** Subdiv/Complex: _____
 Meas. Type: **Feet** P.I.D.: **800-123-883**
 Frontage (metres): _____ Taxes: **\$0.00**
 Depth: **92** For Tax Year: _____
 Price/SqFt: _____ Zoning: **CD-15**
 Sub-Type: _____ Rezoneable? _____
 Flood Plain: _____
 Exposure: **East**
 Permitted Use: **Duplex**
 Title to Land: **Freehold NonStrata**

Lot Area	
Acres:	0.07
Hect:	0.03
SqFt:	2,944.00
SqM:	273.51

Tour: _____
 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: **No**
 Information Pkg: **Yes**
 Sign on Property: _____
 Sketch Attached: **Yes**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **LOT 11 DISTRICT LOT 490 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP77831 PID 030-526-841**

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 and easy walking distance of the ferry, school, and a multitude of shops amenities, the Village By The Cove offers an entirely unique and sought-after Bowen experience. Lot 11 is the only remaining developer duplex lot available. 2944 sf lot size, with the ability to have two attached living units. Fully serviced with sewer at the lot line. Ideal for buyers with extended families, those looking for a car-free commute to the city, or as an investment property.