



Presented by:
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Active
R2379116
 Board: V
 House/Single Family

949 WINDJAMMER ROAD

Bowen Island
 Bowen Island
 V0N 1G2

Residential Detached

\$1,149,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,149,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2008**
 Depth / Size: Bathrooms: **3** Age: **11**
 Lot Area (sq.ft.): **12,642.00** Full Baths: **2** Zoning: **SR2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,150.65**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **009-475-419**
 Tour: **Virtual Tour URL**

View: **Yes: SOUTH WEST OCEAN**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **3 Storey**
 Construction: **Frame - Metal, Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Propane Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, 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: **No** :
 Floor Finish:

Legal: **LOT 25 BLOCK A DISTRICT LOT 3042 PLAN 10353**

Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Heat Recov. Vent.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 12'7	Below	Recreation	16'7 x 17'6			x
Main	Dining Room	7'9 x 12'7	Below	Utility	9' x 17'6			x
Main	Office	10'10 x 12'			x			x
Main	Living Room	18' x 18'9			x			x
Main	Den	10'10 x 13'2			x			x
Main	Storage	4'8 x 5'3			x			x
Above	Master Bedroom	11'3 x 13'5			x			x
Above	Walk-In Closet	5' x 6'5			x			x
Above	Bedroom	9'6 x 13'			x			x
Above	Bedroom	9'10 x 10'11			x			x

Finished Floor (Main): 1,186	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 882	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 385	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): 2,453 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 222	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,675 sq. ft.	Beds not in Basement: 3	6				
	Basement: Full, Part, Partly Finished	7				
		8				

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

Planned to incorporate the natural landscape into its design, this special Bluewater property is truly one-of-a-kind. The home is balanced across the creek that dissects the property and tumbles through the terraced gardens and meandering pathways, and past the mini orchard - complete with apple, pear, plum, fig and olive trees. Inside features 3 or 4 bedrooms, a tastefully-appointed kitchen, radiant-heated floors, and office and rec spaces. Southwest-facing views of Pasley Island and the Strait of Georgia from the top two floors and the home's multiple decks - one of which is covered, creating the ideal outdoor dining experience. A quick walk to the trailhead up Mt. Gardner, and close to Crayola Beach - home to some of Bowen's best bio-luminescence on those late summer nights.