



Presented by:  
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**Active**  
**R2391268**  
Board: V  
House/Single Family

**831 TAYLOR ROAD**  
Bowen Island  
Bowen Island  
V0N 1G1

Residential Detached  
**\$1,075,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,075,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1981**  
Depth / Size: Bathrooms: **3** Age: **38**  
Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **SR2**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,216.33**  
Rear Yard Exp: For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **007-253-788**  
Tour:

View: **Yes: ocean mountain**  
Complex / Subdiv: **Queen Charlotte Heights**  
Services Connected: **Electricity, Septic, Water**  
Sewer Type: **Septic**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Drilled**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(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 17863 LOT 3 BLOCK C DISTRICT LOT 2447**

Amenities:  
Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 17'9	Above	Sauna	5' x 6'11			x
Main	Dining Room	8'9 x 16'			x			x
Main	Kitchen	8'2 x 14'7			x			x
Main	Family Room	13'9 x 16'7			x			x
Main	Bedroom	11'6 x 18'3			x			x
Main	Storage	8'7 x 10'8			x			x
Above	Master Bedroom	12' x 12'6			x			x
Above	Bedroom	11'7 x 14'6			x			x
Above	Bedroom	11'5 x 14'5			x			x
Above	Foyer	6'3 x 7'3			x			x

Finished Floor (Main): <b>1,374</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,059</b>	# of Kitchens: <b>1</b>	1	Main	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total): <b>2,433 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>2,433 sq. ft.</b>	Basement: <b>None</b>	6				
	Bed not in Basement: <b>4</b>	7				
		8				

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

**Loads of room to garden - and plenty of light to do so - on this private and sunny Bowen property. Just a short drive to Snug Cove and within walking distance of September Morn beach. The home sits near the top of the one acre lot with Southeast ocean views towards Passage Island and Vancouver beyond. Being one acre in size this property has the potential to build a separate secondary suite. Inside features one bedroom and ensuite on the main and three upstairs including a master bedroom with a bathtub that enjoys the view. Lots of storage. A great family home with loads of potential in the land and home. Potential for a detached secondary suite.**