



Presented by:
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Active **1244 MILLER ROAD** Residential Detached
R2412952 Bowen Island **\$698,000** (LP)
 Board: V Bowen Island (SP)
 House/Single Family VON 1G1



Sold Date: Frontage (feet): **0.00** Original Price: **\$769,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1910**
 Depth / Size: Bathrooms: **2** Age: **110**
 Lot Area (sq.ft.): **19,341.00** Full Baths: **1** Zoning: **SR2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$2,813.11**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-842-127**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv: **Millers Landing**
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **Other** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Open**
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **No**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **1** R.I. Fireplaces: Fixtures Leased: **No** :
 Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: :
 Water Supply: **City/Municipal** Floor Finish:
 Fuel/Heating: **Baseboard, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Legal: **LOT D BLOCKS 2 AND 45 DISTRICT LOT 1553 PLAN 20177**
 Amenities: **Garden, Guest Suite**
 Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 15'5			x			x
Main	Dining Room	7'7 x 20'			x			x
Main	Living Room	15'6 x 18'4			x			x
Main	Bedroom	9'7 x 10'1			x			x
Main	Bedroom	8'11 x 9'2			x			x
Main	Den	7'7 x 12'4			x			x
Main	Bedroom	7'6 x 12'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,265	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,265 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	381	Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	1,646 sq. ft.	Basement: Separate Entry, Unfinished		6				
				7				
				8				

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

Rosebank Cottage - a special Bowen property with a long history dating back over a century. This classical and quaint 3 bedroom cottage sits on 0.44 acres close to Millers Landing Beach. The home centers around an oversized living room and features a covered deck that will become the focal point of your summers. The cottage and garden are waiting to be restored to its original glory or a project to start anew.