



Presented by:
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Active **1291 OCEANVIEW ROAD** Residential Detached
R2411988 Bowen Island **\$779,000** (LP)
 Board: V Bowen Island (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$799,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1960**
 Depth / Size: Bathrooms: **1** Age: **59**
 Lot Area (sq.ft.): **34,848.00** Full Baths: **1** Zoning: **SR2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,983.97**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-967-099**
 Tour:

View: **Yes: Black Mountain and Howe Sound**
 Complex / Subdiv: **Millers Landing**
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Baseboard, Electric, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PLAN 4042 LOT D (SEE N 50430L) BLOCK 2 OF BLOCK A DISTRICT LOT 1553**

Amenities:
 Site Influences: **Private Setting, Private Yard**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'3 x 12'6			x			x
Main	Living Room	15' x 16'10			x			x
Main	Laundry	3'11 x 7'9			x			x
Main	Bedroom	11' x 11'6			x			x
Above	Bedroom	9' x 10'2			x			x
Above	Bedroom	9'4 x 13'2			x			x
Above	Office	5'11 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	802	# of Rooms:	7	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	374	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,176 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3		6							Grg Dr Ht:
Grand Total:	1,176 sq. ft.	Basement: None			7							
					8							

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

This is property has loads of potential . Wrapped by forest, it is private and quiet consisting of flat benches on a slightly sloped .8 acres. A three bedroom, one bath home is located at the bottom of the property - a fixer upper with plenty of charm. At the top of the property sits a partially finished 2 car garage/workshop. Views to Black Mountain and a peek-a-boo view of the ocean below. Close to the ferry and Snug Cove.