



Presented by:  
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**Active** **R2413626** **967 CAPTAIN CATES WALK** Residential Detached  
 Board: V Bowen Island Bowen Island **\$919,000** (LP)  
 House/Single Family VON 1G1 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$919,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2000**  
 Depth / Size: Bathrooms: **3** Age: **19**  
 Lot Area (sq.ft.): **14,746.00** Full Baths: **2** Zoning: **CD-2**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,886.63**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **024-782-688**  
 Tour: **Virtual Tour URL**

View: **Yes: MOUNTAIN AND FILTERED OCEAN**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Propane Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Propane Gas**  
 Outdoor Area: **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: **Yes: PROPANE TANK**  
 Fixtures Rmvd: **Yes: DEEP FREEZER**  
 Floor Finish:

Legal: **LOT 5, PLAN LMP45767, DISTRICT LOT 489, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RP LMP48249**

Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Foyer          | 5'5 x 7'10   |       |      | x          |       |      | x          |
| Main  | Storage        | 5'4 x 7'9    |       |      | x          |       |      | x          |
| Main  | Kitchen        | 8'6 x 10'    |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8' x 10'3    |       |      | x          |       |      | x          |
| Main  | Living Room    | 12' x 12'6   |       |      | x          |       |      | x          |
| Above | Master Bedroom | 11'8 x 22'10 |       |      | x          |       |      | x          |
| Below | Laundry        | 4'9 x 10'10  |       |      | x          |       |      | x          |
| Below | Bedroom        | 10'4 x 10'5  |       |      | x          |       |      | x          |
| Below | Bedroom        | 12'3 x 12'9  |       |      | x          |       |      | x          |
| Below | Walk-In Closet | 6'3 x 6'5    |       |      | x          |       |      | x          |

|  |                                       |      |       |             |          |                |
|--|---------------------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): <b>713</b>            | # of Rooms: <b>10</b>                 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Floor (Above): <b>296</b>           | # of Kitchens: <b>1</b>               | 1    | Main  | 2           | No       | Barn:          |
| Finished Floor (Below): <b>695</b>           | # of Levels: <b>3</b>                 | 2    | Above | 3           | Yes      | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>          | Suite: <b>None</b>                    | 3    | Below | 4           | Yes      | Pool:          |
| Finished Floor (Total): <b>1,704 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>1,704 sq. ft.</b>            | Beds not in Basement: <b>3</b>        | 6    |       |             |          |                |
|  | Basement: <b>Full, Fully Finished</b> | 7    |       |             |          |                |
|  |                                       | 8    |       |             |          |                |

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

**Enjoy the easy commute and convenience of living close to the Cove, yet still while being immersed in Bowen's quiet forests surrounding Cates Hill. This 2-3 bedroom, flexible family home is moments away from shops, restaurants and the ferry, as well as Crippen Park. The main floor features a recently-redecorated kitchen, and an open plan LR and DR that spills out on to a sunny deck. Upstairs is currently a master suite, but could also be a den, and below offers two bedrooms, one with a walk-in closet and ensuite bathroom. Untapped garden/yard potential from a cleared, flat terrace below the home means lots of room for the kids to play.**