



Presented by:
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Active
R2419134
 Board: V
 House/Single Family

1652 ADAMS ROAD

Bowen Island
 Bowen Island
 V0N 1G2

Residential Detached

\$858,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$858,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1979**
 Depth / Size: Bathrooms: **1** Age: **40**
 Lot Area (sq.ft.): **19,428.00** Full Baths: **1** Zoning: **SR**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,150.35**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-893-446**
 Tour:

View: :
 Complex / Subdiv: **Sealeigh Park**
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2016**
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **Community** Metered Water:
 Fuel/Heating: **Electric, Wood**
 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: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 2 OF LOT 3 BLOCK A DISTRICT LOT 492 PLAN 12397**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'			x			x
Main	Kitchen	11' x 13'			x			x
Main	Bedroom	9' x 11'			x			x
Above	Master Bedroom	13' x 26'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	675	# of Rooms:	4	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	340	# of Kitchens:	1	2								Barn:
Finished Floor (Below):	0	# of Levels:	2	3								Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	4								Pool:
Finished Floor (Total):	1,015 sq. ft.	Crawl/Bsmt. Height:		5								Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	6								Grg Dr Ht:
Grand Total:	1,015 sq. ft.	Basement:	Part	7								
				8								

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

Fully renovated inside and out, this West Coast-style home blends into the natural surroundings of this park-like property. Vaulted ceilings on the main floor, with an open plan LR, DR and Kitchen that opens on to a large wrap around and partially-covered south facing deck. The 340 sf upstairs is a versatile space presently used as a master bedroom/office/hobby area. A detached studio/office sits on the lower part of the property., and there is a large cistern for water maintenance and control. Access to Sealeigh Park Beach - one of Bowen's favourites.