



Presented by:  
**Dee Elliott PREC\***

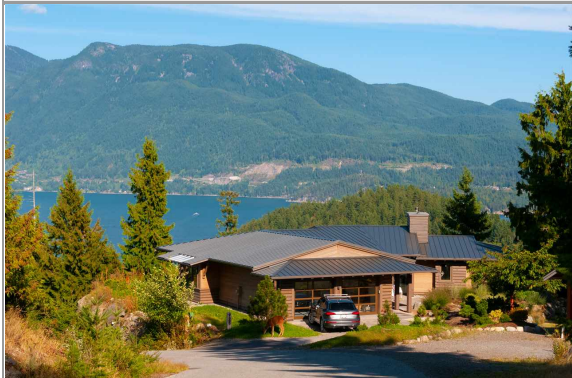
Macdonald Realty  
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**Active**  
**R2424977**  
Board: V  
House/Single Family

**925 ELROND COURT**  
Bowen Island  
Bowen Island  
V0N 1G1

Residential Detached  
**\$1,495,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,529,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2017**  
Depth / Size: Bathrooms: **2** Age: **3**  
Lot Area (sq.ft.): **12,459.00** Full Baths: **2** Zoning: **CD2**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,963.27**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-278-859**  
Tour: **Virtual Tour URL**

View: **Yes: Panoramic Ocean Mountain**  
Complex / Subdiv: **Cates Hill**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **Community**

Style of Home: **Rancher/Bungalow w/Loft**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Slab**  
Rain Screen: Reno. Year:  
Renovations: R.I. Plumbing:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood** Metered Water:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Radiant, Wood**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Metal**

Total Parking: Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **BPC 32677 LOT 73 LOT DISTRICT 489 LAND DISTRICT 36 GROUP 1**

Amenities: **Sauna/Steam Room**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'5 x 13'4			x			x
Main	Living Room	16'3 x 20'11			x			x
Main	Dining Room	11'3 x 11'4			x			x
Main	Kitchen	11'3 x 13'9			x			x
Main	Master Bedroom	10'5 x 14'1			x			x
Main	Bedroom	10'8 x 12'11			x			x
Main	Bedroom	13'11 x 15'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,613</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	Main	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>1,613 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>21' x 23'</b>
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>1,613 sq. ft.</b>	Basement: <b>None</b>	6				
		7				
		8				

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

**A bright and modern home meticulously designed and built by A.W. Peters & Associates. This luxurously attractive, solid and enduring home was built to be energy efficient, Stay cozy and comfortable all year round with low energy use plus fresh air provided by an HRV system to each room. The expansive view from this unusual corner lot means you never tire of the outlook over Howe Sound, the mountains and surrounding forest. Enjoy the convenience of one level living, where decks and patios expand the living space, spilling to the outdoors when the wide patio doors are open. Easy living and low maintenance is what this dream home is all about.**