



Presented by:
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Active
R2451555
Board: V
House with Acreage

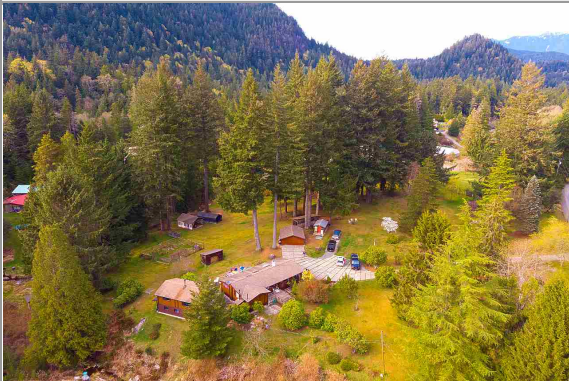
1044 GRAFTON ROAD

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,498,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$1,560,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1970**
Depth / Size: Bathrooms: **2** Age: **50**
Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **RR1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,924.91**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-001-663**
Tour: **Virtual Tour URL**

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

Style of Home: **1 Storey, 2 Storey**
Construction: **Log, Modular/Prefab**
Exterior: **Log**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Propane Gas**
Water Supply: **Well - Shallow**
Fuel/Heating: **Electric, Oil, Propane Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Propane tank for main home**
Fixtures Rmvd: **Yes: LNB for 2x satellite dishes**
Floor Finish:

Legal: **LOT 3 (SEE 388559L) GROUP 1 NWD EXCEPT PART IN PLAN 16210 BLOCK B DISTRICT LOT 1349**

Amenities: **Garden**

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 8'			x			x
Main	Mud Room	8' x 10'10			x			x
Main	Kitchen	11'4 x 14'6			x			x
Main	Dining Room	10'10 x 10'10			x			x
Main	Living Room	14'8 x 20'9			x			x
Main	Master Bedroom	10'11 x 12'5			x			x
Main	Walk-In Closet	3'9 x 6'9			x			x
Main	Bedroom	10'6 x 10'9			x			x
Main	Bedroom	8'9 x 11'			x			x
		x			x			x

Finished Floor (Main):	1,452	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	No	Workshop/Shed: 209 x
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,452 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	1,452 sq. ft.	Basement: Crawl		6				
				7				
				8				

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

6.5 acres of stunning, flat, sun-soaked gardens criss-crossed by meandering brooks - this is one of the premier pieces of Agricultural Land Reserve properties on Bowen! Chestnut trees flank the entrance and driveway, leading to two separate Panabode built homes - one 3 bedrooms and 2 baths, and another 1150 sf home with 4 bedrooms and 1 bath. Start your love affair with this gorgeous property by viewing the video tour, and call for more details.