



Presented by:
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Active
R2451957
 Board: V
 House with Acreage

351 JOSEPHINE DRIVE

Bowen Island
 Bowen Island
 V0N 1G2

Residential Detached

\$1,349,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$1,399,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2001**
 Depth / Size: _____ Bathrooms: **1** Age: **19**
 Lot Area (sq.ft.): **0.00** Full Baths: **1** Zoning: **RR3**
 Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$4,549.97**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **025-504-517**
 Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **0**
 Fireplace Fuel: _____
 Water Supply: **Community**
 Fuel/Heating: **Electric, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, 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: **No** :
 Floor Finish: _____

Legal: **LOT 32 DISTRICT LOTS 1546 AND 1547 GROUP 1 NWD PLAN BCP 1422**

Amenities: **Garden, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	8'1 x 8'9			x			x
Below	Bedroom	8' x 8'9			x			x
Below	Recreation	26'10 x 28'11			x			x
Main	Living Room	13'10 x 14'3			x			x
Main	Dining Room	9'9 x 16'8			x			x
Main	Kitchen	7'3 x 16'8			x			x
Main	Bedroom	10'2 x 14'3			x			x
Main	Master Bedroom	14'3 x 16'10			x			x
Above	Loft	4'1 x 9'8			x			x
Above	Loft	5'5 x 10'2			x			x

Finished Floor (Main): 1,230	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below): 1,152	# of Levels: 2	2				Workshop/Shed: 360 sf
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 2,382 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Fully Finished	6				
Grand Total: 2,382 sq. ft.		7				
		8				

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

Sloping sunny acreage with captivating Lake front view. This two home property is the perfect multigenerational family retreat center or an incredible opportunity to run your own B&B. The upper 2 bdrm, 2 bath, plus den, A frame home is 1,266 sf and has a hot tub deck overlooking Josephine Lake. Fully fenced yard with garden beds, chicken coop, fruit trees and even a cob pizza oven. Bonus separate 365 sf Studio/guest bedroom. The 2,382 sf spacious/modern lower house comes with 2/3 bdrms, a huge flex space that is equipped to be used as a hot yoga studio and movie center. Large deck off the main level with a captivating view of the Lake. The Lake transforms into a popular skating rink when winter temperatures dip long enough below zero. A true Island paradise viewed by appointment only