



Presented by:
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Active
R2455021
 Board: V
 House with Acreage

636 COWAN ROAD
 Bowen Island
 Bowen Island
 V0N 1G2

Residential Detached
\$1,195,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,195,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1990**
 Depth / Size: Bathrooms: **2** Age: **30**
 Lot Area (sq.ft.): **43,560.00** Full Baths: **1** Zoning: **SR2**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,466.40**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-359-995**
 Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely** Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **Community, Well - Drilled** Metered Water:
 Fuel/Heating: **Baseboard, Wood**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: **Right there** Dist. to School Bus: **Right there**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **Yes: propane tank**
 Fixtures Rmvd: **: Woodworking equip, BI\cabinetry north wall of workshop**
 Floor Finish:

Legal: **LOT D DISTRICT LOT 1426 PLAN 22299**

Amenities: **Garden, Workshop Detached**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 12'2			x			x
Main	Living Room	11'9 x 24'3			x			x
Main	Dining Room	10'4 x 11'11			x			x
Main	Kitchen	11'11 x 13'11			x			x
Above	Master Bedroom	13'11 x 16'2			x			x
Above	Walk-In Closet	7'9 x 11'11			x			x
Above	Bedroom	11'10 x 12'8			x			x
Above	Bedroom	7'11 x 11'10			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	960	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	858	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed: 24 x 30
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,818 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz: 24 x 30
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	1,818 sq. ft.	Basement: Crawl		6				
				7				
				8				

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

Step through the gate to a bright, sunny & gently sloping acre. Surrounded by a densely planted privacy hedge is a spacious property offering lawns for leisure & play, a carefully selected planting of mature trees & shrubs & a separate fenced in veggie garden. This stunning home will appeal to those looking for superb craftsmanship with exquisite millwork throughout. Bespoke design kitchen/dining room cabinetry with soapstone counters & plenty of storage. This vibrant home is perfect for summer entertaining with a large covered outdoor kitchen, dining & lounging porch. A fireplace extends the season year round. The ultimate workshop could easily be converted to the perfect art/craft/yoga studio or possibly a secondary suite. Close to riding stables, trails & the new Orbaek Farm/Table Shop