



Presented by:  
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**Active**  
**R2480867**  
 Board: V  
 House/Single Family

**1519 WILLIAMS ROAD**

Bowen Island  
 Bowen Island  
 V0N 1G1

Residential Detached

**\$1,585,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,650,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**  
 Depth / Size: Bathrooms: **3** Age: **32**  
 Lot Area (sq.ft.): **60,984.00** Full Baths: **3** Zoning: **SR2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,744.46**  
 Rear Yard Exp: **East** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **004-187-008**  
 Tour: **Virtual Tour URL**

View: **Yes: HOwe Sound Ocean and Mountain**  
 Complex / Subdiv: **Eaglecliff**  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: **4 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Other**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Patio(s) & Deck(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.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT A OF LOT 10 DISTRICT LOT 1552 PLAN 13237**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting, Waterfront Property**  
 Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 15'9	Below	Den	8'4 x 9'1			x
Main	Dining Room	9'3 x 11'4			x			x
Main	Kitchen	7'6 x 15'11			x			x
Main	Nook	8'1 x 8'6			x			x
Main	Foyer	3'9 x 8'3			x			x
Main	Master Bedroom	11'1 x 18'1			x			x
Main	Bedroom	6'11 x 12'4			x			x
Above	Loft	11'5 x 14'10			x			x
Above	Bedroom	14'6 x 17'6			x			x
Below	Bedroom	12'1 x 13'6			x			x

Finished Floor (Main): <b>1,499</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>365</b>	# of Kitchens: <b>1</b>	1	Main	3	Yes	Barn:
Finished Floor (Below): <b>398</b>	# of Levels: <b>3</b>	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	Below	3	No	Pool:
Finished Floor (Total): <b>2,262 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Grand Total: <b>2,262 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		7				
		8				

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

**Architecturally designed West Coast Modern home by Hassell Griblin. The split level flow of the home offers intriguing spaces to live, work and play. Privately located at the end of quiet road in Eaglecliff. High bank waterfront with 1.4 acres, waiting for you to reconstruct the trail to the ocean side below. Expansive ocean and mountain views across Howe Sound. Watch the sun rise above the mountain range of the Sea to Sky corridor and the never ending diversity and ocean activity that this waterfront home provides.**