



Presented by:
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Active
R2476042
Board: V
House with Acreage

949 ARBUTUS BAY LANE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached
\$4,200,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$4,200,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2008**
Depth / Size: Bathrooms: **5** Age: **12**
Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **CD6**
Flood Plain: Half Baths: **2** Gross Taxes: **\$7,276.33**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-967-588**
Tour:

View: **Yes: Salish Sea to Vancouver Island**
Complex / Subdiv:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Community**

Style of Home: **3 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Propane Gas, Wood** R.I. Fireplaces:
Water Supply: **Community, Well - Drilled** Metered Water:
Fuel/Heating: **Propane Gas, Radiant, Wood**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Metal**

Total Parking: Covered Parking: **6** Parking Access:
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Security Monitoring Propane tank**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 1 DISTRICT LOT 1412 GROUP 1 NWD PLAN 28023**

Amenities: **Garden, Guest Suite, Storage, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Garage Door Opener, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'8 x 24'11	Above	Bedroom	13'11 x 13'5			x
Main	Dining Room	11'8 x 14'9	Above	Bedroom	13'2 x 16'1			x
Main	Eating Area	11'8 x 22'2	Below	Recreation	24'4 x 25'9			x
Main	Kitchen	13'1 x 17'7	Below	Gym	12'10 x 13'			x
Main	Den	12'6 x 16'	Below	Media Room	12' x 17'7			x
Main	Office	9'5 x 10'3	Below	Wine Room	6'7 x 6'10			x
Main	Laundry	9'5 x 10'7	Below	Utility	4'6 x 11'14			x
Main	Pantry	4'11 x 5'5	Below	Bedroom	14'11 x 15'1			x
Above	Master Bedroom	13'1 x 24'10			x			x
Above	Walk-In Closet	9'7 x 12'11			x			x

Finished Floor (Main): 2,234	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,635	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 1,856	# of Levels: 3	2	Main	1	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Above	5	Yes	Pool:
Finished Floor (Total): 5,725 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz: 1681 sf
	Beds in Basement: 0 Beds not in Basement: 4	5	Below	4	Yes	Grg Dr Ht:
Unfinished Floor: 0	Basement: Fully Finished	6				
Grand Total: 5,725 sq. ft.		7				
		8				

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

Royal LePage Sussex - Jason Soprovich

Enter through the gates to one of Bowen's most exclusive Estates. Drive down to the house past two 2 car garages each with their own separate living/studio/ conference room space above. Located on the sunny south end of Bowen on 1.45 acres with an expansive view over the Salish Sea to Vancouver Island. The main house features an exquisite living room with stunning beams and a high vaulted ceiling, plus gourmet kitchen. Four bedrooms and five bathrooms. Large deck off the main living floor provides a year entertainment area with a covered outdoor lounging area, stone surround fireplace and hot tub. Downstairs has a huge recreation room and gym, a media room, and a wine room. A short walk to Alder Cove Beach and across the street from the 2nd hole of the Bowen Island Golf Club.