



Presented by:
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Active
R2474441
Board: V
House/Single Family

840 HUMMINGBIRD LANE

Bowen Island
Bowen Island
V0N 1G1

Residential Detached
\$1,139,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,139,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1969**
Depth / Size: Bathrooms: **3** Age: **51**
Lot Area (sq.ft.): **16,553.00** Full Baths: **3** Zoning: **SR2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,161.00**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-763-437**
Tour:

View: **Yes: Vancouver, North Shore Ocean**
Complex / Subdiv: **Dorman Bay**
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic**

Style of Home: **3 Level Split, Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt, Metal**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 4 BLOCK A DISTRICT LOT 2447 PLAN 12928**

Amenities:
Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby**
Features: **Clothes Dryer, Clothes Washer, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'10 x 23'3	Below	Laundry	11'3 x 22'1			x
Main	Family Room	16'8 x 19'10	Below	Kitchen	8'3 x 11'10			x
Main	Kitchen	8'1 x 16'1	Below	Living Room	18' x 21'5			x
Main	Bedroom	9'3 x 11'6	Below	Bedroom	10'5 x 18'2			x
Main	Master Bedroom	11'5 x 15'2			x			x
Below	Living Room	19'3 x 22'7			x			x
Below	Kitchen	7'10 x 10'9			x			x
Below	Eating Area	10'9 x 11'1			x			x
Below	Bedroom	11'5 x 20'2			x			x
Below	Bedroom	10'1 x 10'7			x			x

Finished Floor (Main): 1,724	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 1,642	# of Kitchens: 3	1	Main	3	No	
Finished Floor (Below): 793	# of Levels: 3	2	Below	4	No	
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Below	4	No	
Finished Floor (Total): 4,159 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 5	5				
Grand Total: 4,159 sq. ft.	Basement: Crawl, Partly Finished	6				
		7				
		8				

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

This is a fun, eclectic and versatile home, providing 3 levels of separate living spaces for a generational lifestyle - plus the potential of being able to run your own BnB. Each floor has their own separate entry and bonus sundecks for summer living and enjoyment, all with SE views of Howe Sound ocean & mountains and the twinkling night lights of Vancouver in the distance. Large fenced in property with back yard access along an easement and through a gate at the top of the property. Double car garage and extra parking below. A short stroll to September Morn beach and an easy walk to the amenities of Snug Cove, the ferries and the Marinas.