



Presented by:
Dee Elliott PREC*
 Macdonald Realty
 Phone: 604-612-7798
<http://www.bowenhomes.ca>
dee_elliott@yahoo.com



Active
R2492805
 Board: V
 House with Acreage

1531 EAGLECLIFF ROAD
 Bowen Island
 Bowen Island
 V0N 1G1

Residential Detached
\$1,998,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
 Depth / Size: Bathrooms: **0** Age: **31**
 Lot Area (sq.ft.): **76,230.00** Full Baths: **0** Zoning: **SR2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,317.76**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **011-641-428**
 Tour:

View: **Yes: Panoramic Howe Sound**
 Complex / Subdiv: **Eaglecliff**
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: 1 Storey, 2 Storey w/Bsmt.	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: No		
Renovations:	PAD Rental:		
# of Fireplaces: 2	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Water Supply: Well - Drilled	Floor Finish:		
Fuel/Heating: Baseboard, Electric, Wood			
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **THAT PART OF BLOCK 11 LYING TO THE EAST OF THE DEDICATED ROAD, EXCEPT PART IN PLAN 22730 DISTRICT LOT 1552 PLAN 4330**

Amenities: **Garden, Pool; Outdoor**

Site Influences: **Marina Nearby, Private Yard, Recreation Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 16'4	Bsmt	Other	13' x 17'			x
Main	Dining Room	11'7 x 18'6	Main	Living Room	13'8 x 15'			x
Main	Laundry	5'10 x 15'2	Main	Dining Room	8'2 x 10'10			x
Main	Kitchen	12'7 x 15'4	Main	Kitchen	9'7 x 10'2			x
Main	Family Room	14'4 x 21'5	Main	Bedroom	9' x 12'4			x
Main	Den	9'9 x 10'4			x			x
Above	Master Bedroom	13' x 17'2			x			x
Main	Bedroom	12'5 x 13'2			x			x
Above	Bedroom	11' x 12'4			x			x
Bsmt	Other	13' x 25'			x			x

Finished Floor (Main): 1,550	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 950	# of Kitchens: 2	1				Barn:
Finished Floor (Below): 0	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 2,500 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
	Beds not in Basement: 4	6				
Unfinished Floor: 600	Basement: Unfinished	7				
Grand Total: 3,100 sq. ft.		8				

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

Enticing east south east-facing Eaglecliff waterfront estate on 1.75 acres. The main home features three bedrooms, Den, Family Room opening on to the kitchen and a sun-drenched deck with a sunken pool. The property has a stunning panoramic outlook towards Horseshoe Bay and Passage Island. Also included is a gorgeous Doug Berry designed detached one bedroom cottage - which is set away from the main house for total privacy. The main house and property needs some TLC, but is an excellent opportunity to snag a rare Bowen waterfront acreage.