



Presented by:  
**Dee Elliott PREC\***

Macdonald Realty  
Phone: 604-612-7798  
http://www.bowenhomes.ca  
dee\_elliott@yahoo.com



**Active**  
**R2503596**

Board: V  
House with Acreage

**1335 MOUNT GARDNER ROAD**

Bowen Island  
Bowen Island  
V0N 1G2

Residential Detached

**\$1,885,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,885,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1930</b>
Depth / Size:	Bathrooms: <b>2</b>	Age: <b>90</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>RR3</b>
Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,320.75</b>
Rear Yard Exp:		For Tax Year: <b>2019</b>
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>003-643-123</b>
		Tour: <b>Virtual Tour URL</b>

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition**      Reno. Year: **1989**  
# of Fireplaces: **4**      R.I. Plumbing:  
Fireplace Fuel: **Propane Gas, Pellet, Wood**      R.I. Fireplaces:  
Water Supply: **Well - Drilled, Well -**      Metered Water:  
Fuel/Heating: **Baseboard, Propane Gas, Wood**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt, Torch-On**

Total Parking:      Covered Parking:      Parking Access:  
Parking: **Garage; Double, Open**  
  
Dist. to Public Transit:      Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **Yes: Propane Tank**  
Fixtures Rmvd: **Yes: LR and DR ceiling lights**  
Floor Finish:

Legal: **LOT 21 DISTRICT LOT 1334 PLAN 4620**

Amenities: **Barn**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'11 x 13'8	Above	Flex Room	13'5 x 13'8			x
Main	Dining Room	13'5 x 13'8			x			x
Main	Kitchen	11' x 15'2			x			x
Main	Living Room	11'11 x 24'4			x			x
Main	Pantry	4'9 x 9'10			x			x
Above	Master Bedroom	23' x 23'1			x			x
Above	Bedroom	10'2 x 16'			x			x
Above	Bedroom	10'1 x 10'2			x			x
Above	Bedroom	10'9 x 12'1			x			x
Above	Office	9'7 x 12'1			x			x

Finished Floor (Main): <b>1,558</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,608</b>	# of Kitchens: <b>1</b>	1	Main	3	No	Barn: <b>522</b>
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>3,166 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total: <b>3,166 sq. ft.</b>	Bed not in Basement: <b>4</b>	7				
		8				

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

**Come home to country life on Bowen Island. This charming four-bedroom character home sits on extraordinary 2.5 acres overlooking a meadow, year-round brook, fenced gardens, orchard, three-stall barn and woods. Bounded by Crippen Park & the Killarney Lake Trail. Paddle your canoe out on the lake or just step out into the great outdoors that surrounds your own backyard. The home features a grand entrance, two spaces for offices and huge sun-drenched deck. Comes with a henhouse, apples, pears and figs, frogs that choir on summer nights, and lots of wildlife that call this property home. Swim in the sea at the local Mt. Gardner Dock. Close to Snug Cove village & ferry. All a part of a diverse and vibrant island community with excellent schools just twenty minutes to West Vancouver.**