



# Presented by: Dee Elliott PREC\*

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**Active** **970 SEAVIEW PLACE** Residential Detached  
**R2520433** Bowen Island Bowen Island **\$1,349,000** (LP)  
Board: V VON 1G1 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,349,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2005**  
Depth / Size: Bathrooms: **3** Age: **15**  
Lot Area (sq.ft.): **9,289.00** Full Baths: **2** Zoning: **CD2**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,477.57**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **026-153-734**  
Tour: **Virtual Tour URL**

View: **Yes: Panoramic Ocean & Mountain**  
Complex / Subdiv: **Cates Hill**  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: Reno. Year:  
Renovations: R.I. Plumbing:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Propane Gas**  
Water Supply: **City/Municipal** Metered Water:  
Fuel/Heating: **Electric, Propane Gas, Radiant**  
Outdoor Area: **Sundeck(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.: **Yes**  
PAD Rental:  
Fixtures Leased: **Yes: Propane Tank**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 50 DISTRICT LOT 489 GROUP 1 NWD PLAN BCP15102**

Amenities: **Garden**

Site Influences: **Central Location, Marina Nearby, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 6'10	Below	Laundry	5'4 x 10'1			x
Main	Living Room	13'5 x 13'8	Below	Recreation Ro...	10'5 x 16'3			x
Main	Dining Room	10'1 x 11'2			x			x
Main	Kitchen	10'9 x 11'6			x			x
Main	Den	9'1 x 11'3			x			x
Above	Master Bedroom	11'5 x 14'11			x			x
Above	Walk-In Closet	4'11 x 11'9			x			x
Above	Flex Room	11'10 x 15'2			x			x
Below	Bedroom	9'9 x 13'7			x			x
Below	Bedroom	10'1 x 10'1			x			x

Finished Floor (Main): <b>797</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>603</b>	# of Kitchens: <b>1</b>	1	Main	2	No	
Finished Floor (Below): <b>783</b>	# of Levels: <b>3</b>	2	Above	4	Yes	
Finished Floor (Basement): <b>0</b>	Suite:	3	Below	4	No	
Finished Floor (Total): <b>2,183 sq. ft.</b>	Crawl/Bsmt. Height:	4				
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				
Grand Total: <b>2,183 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		7				
		8				

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

**An unique grove of Arbutus trees in various stages of growth helps make this property stand out. Located near the top of Cates Hill, with expansive & ever-changing views across Snug Cove and Howe Sound to the North Shore Mountains. Cozy in winter, with an open plan, kitch, DR, LR & den - all warmed by the fireplace & a hearth created by gifted craftsman -Nicholas Purcell. Antique stained-glass windows add a gorgeous touch & lighting between the hallway & den. In warmer months, the main flr opens to a large extended deck taking life outside. The upper level is a mstr suite including an office area, bdrm and mstr ensuite with combined shower/steamer. On the lower level 2bdrms and a FR opening to the garden area. Close to amenities of Snug Cove – near trails, Artisan Square and the school.**