



# Craig Johnston PREC\*

The Macnabs Team  
Royal LePage Elite West  
Phone: 604-202-6092



craig@themacnabs.com

**Active**  
**R3076533**  
Board: V  
House/Single Family

## 947 VILLAGE DRIVE

Bowen Island  
Bowen Island  
VON 1G1

Residential Detached

**\$1,922,200** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,949,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2008</b>
Frontage(feet): <b>20.12</b>	Bathrooms: <b>4</b>	Age: <b>18</b>
Frontage(metres): <b>6.13</b>	Full Baths: <b>3</b>	Zoning: <b>CD-2</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,720.65</b>
Lot Area (sq.ft.): <b>16,361.14</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.38</b>	P.I.D.: <b>027-278-719</b>	Tax Inc. Utilities?:
Flood Plain:	Tour: <b>Virtual Tour URL</b>	
View: <b>Yes: HOWE SOUND &amp; NORTH SHORE MTNS</b>		
Complex/Subdiv: <b>CATES HILL</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>8</b>	Covered Parking: <b>0</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open, RV Parking Avail., Visitor Parking</b>		
Exterior: <b>Wood</b>	Driveway Finish: <b>Paving Stone</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>NEAR</b>	Dist. to School Bus: <b>NEAR</b>	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>Yes :3 Propane Tanks</b>		
Fireplace Fuel: <b>Propane Gas</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Electric, Propane Gas</b>	Floor Finish: <b>Hardwood, Tile</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 59, PLAN BCP32677, DISTRICT LOT 489, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Smoke Alarm**

Finished Floor (Main):	1,201	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,201	Main	Foyer	Bsmt	Living Room	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	Bsmt	Study	Main 2
Finished Floor (Below):	0	Main	Kitchen	Bsmt	Patio	Above 4
Finished Floor (Basement):	1,201	Main	Dining Room			Above 4
Finished Floor (Total):	3,603sq. ft.	Main	Living Room			Bsmt 4
Unfinished Floor:	0	Above	Primary Bedroom			
Grand Total:	3,603sq. ft.	Above	Bedroom			
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom			
Suite: <b>None</b>		Above	Bedroom			
Basement: <b>Fully Finished</b>		Bsmt	Den			
		Bsmt	Flex Room			
		Bsmt	Office			
		Bsmt	Flex Room			

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>16</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage Elite West**

**A Bowen Island gem! This extensively renovated home in coveted Cates Hill blends West Coast charm with \$475,000+ in thoughtful upgrades. Enjoy stunning Howe Sound & mountain views, easy access, municipal water & sewer & all the conveniences of mainland living. Just steps to trails, beaches, parks, school, ferry, marina, shops & a school bus stop at your door. Inside, rich hardwood floors, a fully updated kitchen with S/S appliances, a 36"cooktop & a wrap-around deck invite relaxed island living. The luxurious new ensuite offers heated floors, rain shower & custom cabinetry. While the basement features an entertainment bar, activity areas & 4 piece bath w/ tons of storage. A Generac generator (20kW), fenced yard & level driveway w/ RV/boat parking complete this move-in-ready family home.**