

Active
R2671986
 Board: V, Detached
 House/Single Family

947 VILLAGE DRIVE

\$1,849,000 (LP)

Bowen Island
 Bowen Island
 VON 1G1



Days on Market: **86** List Date: **4/3/2022** Expiry Date: **10/3/2022**
 Previous Price: **\$1,889,000** Original Price: **\$1,998,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **2008**
 Frontage (feet): **20.12** Bedrooms: **4** Age: **14**
 Frontage (metres): **6.13** Bathrooms: **3** Zoning: **CD 2-1**
 Depth / Size: Full Baths: **2** Gross Taxes: **\$5,073.49**
 Lot Area (sq.ft.): **16,361.14** Half Baths: **1** For Tax Year: **2021**
 Lot Area (acres): **0.38** Rear Yard Exp: Tax Inc. Utilities?:
 Flood Plain: P.I.D.: **027-278-719** Tour: **Virtual Tour URL**
 View: **Yes : HOWE SOUND AND MOUNTAINS**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Concrete, Wood**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Propane Gas**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: Parking Access:
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Legal: **LOT 59 DISTRICT LOT 489 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP32677** Municipal Charges
 Amenities:
 Site Influences:
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Smoke Alarm**
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	1,185	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,185	Main	Living Room	17'6x15'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'6x12'11			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'10x12'11			x	Above 4
Finished Floor (Basement):	371	Main	Family Room	12'9x10'6			x	Above 3
Finished Floor (Total):	2,741sq. ft.	Main	Laundry	12'4x7'9			x	
Unfinished Floor:	814	Above	Master Bedroom	15'2x12'2			x	
Grand Total:	3,555sq. ft.	Above	Bedroom	11'4x12'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'10x12'11			x	
		Above	Bedroom	10'11x12'11			x	
		Bsmt	Den	11'1x12'0			x	
		Bsmt	Storage	15'9x6'10			x	
		Bsmt	Other	37'2x15'6			x	
		Bsmt	Other	8'8x12'10			x	

Crawl/Bsmt. Ht: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **13** MHR#: CSA/BCE: Maint. Fee:

List Broker 1: **Kiwi Innovation Realty Inc. - OFC: 416-910-8183** List Broker 3:
 List Desig Agt 1: **Timothy Rhodes - Phone: 604-341-9488** **tim@rhodesonbowen.com**
 List Broker 2: Appointments: **Phone L.R. First**
 List Desig Agt 2: 3: Call: **604-341-9488**
 Sell Broker 1: Phone: **604-341-9488**
 Sell Sales Rep 1: 2: 3:
 Owner: **CHRISTIE LEA STASHYN, JAMES PAUL STRACHAN, ROSALINDA JOAN MULDOON**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE** Occupancy: **Tenant**

Realtor Remarks: **Lot size taken from BC Assessment. All measurements are approximate and should be confirmed by Buyer if deemed important. By appointment only. No Touchbase please. Unfinished portion of basement has separate entry, large windows, view, and plumbing rough in. Zoning allows for rental suite after sewer treatment plant is expanded (assume 3-5 years). School bus route. Masks required please. Vacation rental vacates on 18 July 2022.**

A sunny family home on the Cates Hill. Large windows allow views of mountains & Howe Sound. Rich cherry hardwood floors on the main & upper floors. Three large bedrooms & a large master bedroom and ensuite. The kitchen separates the family room & dining room & offers built-in ovens, a large gas cooktop & a centre island. The covered wrap-around porch offers outdoor comfort year-round and the large deck faces the view with lots of room for entertaining. The den in the basement is sound-proofed and could serve as a recording studio or for your tuba player or watching action movies with the volume up. Lots of room for gardening & for kids on this 0.38 acre fully fenced lot. Walkable to Snug Cove, schools, and the ferry. A much-loved & well-maintained home.