



Presented by:
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Active
R3045643
Board: V
House/Single Family

947 VILLAGE DRIVE

Bowen Island
Bowen Island
VON 1G1

Residential Detached

\$1,950,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,950,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2008**
Frontage(feet): **20.12** Bathrooms: **4** Age: **17**
Frontage(metres): **6.13** Full Baths: **3** Zoning: **CD-2**
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,720.65**
Lot Area (sq.ft.): **16,361.14** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.38** P.I.D.: **027-278-719** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: HOWE SOUND & NORTH SHORE MTNS**
Complex/Subdiv: **CATES HILL**
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Propane Gas**
Fuel/Heating: **Electric, Propane Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2023**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, RV Parking Avail., Visitor Parking**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **Yes :3 Propane Tanks**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

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	8'0 x 12'2	Bsmt	Living Room	14'10 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	10'8 x 10'10	Bsmt	Study	12'6 x 8'9	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'2 x 14'5	Bsmt	Patio	21'0 x 8'0	Above 4
Finished Floor (Basement):	1,201	Main	Dining Room	13'6 x 13'3			x	Above 4
Finished Floor (Total):	3,603sq. ft.	Main	Living Room	15'4 x 17'5			x	Bsmt 4
Unfinished Floor:	0	Above	Primary Bedroom	13'1 x 15'0			x	
Grand Total:	3,603sq. ft.	Above	Bedroom	13'0 x 11'1			x	
		Above	Bedroom	13'0 x 10'11			x	
		Above	Bedroom	13'0 x 10'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Den	11'9 x 10'11			x	
Suite: None		Bsmt	Flex Room	6'4 x 15'10			x	
Basement: Fully Finished		Bsmt	Office	9'0 x 10'2			x	
		Bsmt	Flex Room	14'10 x 11'6			x	

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

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

RE/MAX Masters Realty

A true 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 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), partially fenced yard & level driveway w/ RV/boat parking complete this move-in-ready home.