

Active
R2411988
 Board: V, Detached
 House/Single Family

1291 OCEANVIEW ROAD

Bowen Island
 Bowen Island
 VON 1G1

\$699,000 (LP)
 (SP)



Days on Market: **94** List Date: **10/7/2019** Expiry Date: **3/26/2020**
 Previous Price: **\$739,000** Original Price: **\$799,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1960**
 Depth / Size: Frontage (metres): Age: **60**
 Lot Area (sq.ft.): **34,848.00** Bedrooms: **3** Zoning: **SR2**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$2,983.97**
 Council Apprv?: Full Baths: **1** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-967-099**
 View: **Yes: Black Mountain and Howe Sound** Tour:
 Complex / Subdiv: **Millers Landing**
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Drilled** Metered Water:
 Fuel/Heating: **Baseboard, Electric, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : Court Ordered Sale**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Registered:
 Floor Finish:

Legal: **PLAN 4042 LOT D (SEE N 50430L) BLOCK 2 OF BLOCK A DISTRICT LOT 1553** Municipal Charges

Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Private Setting, Private Yard**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'3 x 12'6			x			x
Main	Living Room	15' x 16'10			x			x
Main	Laundry	3'11 x 7'9			x			x
Main	Bedroom	11' x 11'6			x			x
Above	Bedroom	9' x 10'2			x			x
Above	Bedroom	9'4 x 13'2			x			x
Above	Office	5'11 x 11'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 802	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 374	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,176 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Door Ht:
	Basement: None	6				
Unfinished Floor: 0	Beds not in Basement: 3	7				
Grand Total: 1,176 sq. ft.		8				

List Broker 1: **Macdonald Realty - Office: 604-689-5115** List Broker 2: **Macdonald Realty - Office: 604-689-5115**
 List Desig Agt 1: **Dee Elliott PREC* - Phone: 604-612-7798** dee_elliott@yahoo.com
 List Desig Agt 2: **Frazer Elliott - Phone: 604-910-3401** 3: Appointments: **Phone L.R. First**
 Sell Broker 1: 3: Call: **Dee Elliott**
 Sell Sales Rep 1: 2: 3: Phone: **604-612-7798**
 Owner: **Daniel Leonard Lyngeclo Randie Wilson & Company**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE** Occupancy: **Owner**

Realtor Remarks: **Lot size and age from BC Assessment Authority. Top floor space only includes area with 5' or higher ceiling. Court order sale As is, where is. All offers must include a Schedule A as supplied by listing agent. 24 hrs notice for showings.**

This is property has loads of potential . Wrapped by forest, it is private and quiet consisting of flat benches on a slightly sloped .8 acres. A three bedroom, one bath home is located at the bottom of the property - a fixer upper with plenty of charm. At the top of the property sits a partially finished 2 car garage/workshop. Views to Black Mountain and a peek-a-boo view of the ocean below. Close to the ferry and Snug Cove. Vendor Take Back mortgage available for qualified Buyer.