

Presented by:
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Bowen Island, Bowen Island

MLS# V1099683

Residential Detached

350 SALAL RD, VON 1G0

Active



List Price: \$838,900

Complex/Subdiv:

| | | | | |
|------------------|--|----|-------------------|--------------------|
| Frontage: | Bedrooms: | 5 | PID: | 025-694-863 |
| Depth/Size: | Bathrooms: | 3 | Type: | House with Acreage |
| Lot Area SqFt: | Full Baths: | 2 | Approx Yr Blt: | 2006 |
| Rear Yard Exp: | Half Baths: | 1 | Age at List Date: | 9 |
| Meas Type: | If New GST/HST Incl: | | Taxes: | \$4,596 (2014) |
| Flood Plain: | Zoning: | SF | | |
| View: | Y - OCEAN, LAKE, MOUNTAINS | | | |
| Serv. Connected: | Community, Electricity, Natural Gas, Septic, Water | | | |

| | | | | | |
|--------------------|------------------------------------|----------------------|------------------------|---------------------|--------------------|
| Style of Home: | 2 Storey | Total Parking: | 6 | Covered Parking: | 2 |
| Construction: | Frame - Wood | Parking Access: | Front | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Carport; Multiple | | |
| Exterior: | Wood | | | | |
| Rainscreen: | | R/I Plumbing: | | Dist to School Bus: | |
| Type of Roof: | Asphalt | Possession: | | | |
| Renovations: | Partly | Reno Year: | 2013 | Title to Land: | Freehold NonStrata |
| Flooring: | Mixed | Seller's Interest: | Court Ordered Sale | Mortgage Info: | \$0 |
| Water Supply: | Community | Property Disclosure: | N - COURT ORDERED SALE | | |
| Heat/Fuel: | Baseboard, Radiant, Hot Water | Out Buildings: | | | |
| No. of Fireplaces: | 3 | | | | |
| Fireplace Fuel: | Gas - Natural, Gas - Propane, Wood | | | | |
| Outdoor Area: | Sundeck(s) | | | | |
| Pad Rental: | | | | | |
| Fixtures Leas: | Y - SUPERIOR PROPANE TANK | | | | |
| Fixt Removed: | Y - ALL APPLIANCES | | | | |

Legal: PL BCP6325 LT 2 DL 1547 LD 36
 Amenities: Garden
 Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Waterfront Property
 Features Incl: Compactor - Garbage, Drapes/Window Coverings, Jetted Bathtub, Sprinkler - Fire, Windows - Thermo

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|--------------|---------|----------------|-------------|-------|------|------------|
| Main F. | Office | 20'12 X 12'9 | Above | Bedroom | 14' X 12'11 | | | X |
| Main F. | Foyer | 13'2 X 10'1 | Above | Walk-In Closet | 11'1 X 6'1 | | | X |
| Main F. | Living Room | 19'11 X 19' | Main F. | Office | 20' X 12'9 | | | X |
| Main F. | Dining | 14' X 13'6 | Main F. | Laundry | 17'11 X 7'4 | | | X |
| Main F. | Eating Area | 14'10 X 10' | | | X | | | X |
| Main F. | Kitchen | 16'1 X 11'2 | | | X | | | X |
| Above | Master Bedroom | 16'1 X 12'11 | | | X | | | X |
| Above | Bedroom | 13'10 X 11'8 | | | X | | | X |
| Above | Bedroom | 10'9 X 9'1 | | | X | | | |
| Above | Bedroom | 15'2 X 13'4 | | | X | | | |

| | | | | | |
|----------------------------|-------|-----------------------|------|------------------|-------------------------------------|
| Floor Area (SqFt): | | Total # Rooms: | 14 | Bathrooms | |
| Main Floor Area SqFt: | 1,733 | # Kitchens: | 1 | 1 | 2 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt: | 1,543 | Finished Levels: | 2 | 2 | 3 Piece; Ensuite: Y; Level: Above |
| Finished Floor Down: | 0 | Crawl/Bsmt Height: | | 3 | 5 Piece; Ensuite: N; Level: Above |
| Finished Floor Bsmt SqFt: | 0 | Basement Area: | None | 4 | |
| Total Finished Floor SqFt: | 3,276 | | | 5 | |
| | | Suite: | None | 6 | |
| Unfinished Floor: | 0 | | | 7 | |
| Grand Total Floor Area: | 3,276 | | | 8 | |

Listing Broker(s): Sutton Grp West Coast (VanCam)

Selling As Is Where Is. Minor fire damage on the 2nd floor. 5 bdrm lake front home on 2.47 acres in Cowan Point, built on highest point of property lot to enjoy the magnificent view of the ocean. Open floor plan with plenty of windows to let the natural light in. 24 hr showing notice required. Appliances not included.

Tax Report - 350 SALAL Road
Record Updated - 12/11/2014

| | | | | | |
|-------------------------------|----------------------------|-------------|--------------------------|-------------|-------------|
| Jurisdiction | 321-BOWEN ISLAND MUNICIPAL | Roll Number | 04185042 | Property ID | 025-694-863 |
| Property Address | 350 SALAL RD | | | | |
| Municipality | BI-BOWEN ISLAND MUNICIPAL | Board Code | V | | |
| Neighborhood | 400-BOWEN ISLAND | | | | |
| Area | VBD-Bowen Island | | | | |
| Sub Area | VBDBD-Bowen Island | | | | |
| Gross Taxes | \$4596.62 | (2014) | | | |
| Tax Amount Updated - 12/11/14 | | | More PID's Water Conn | | |

Owner Name & Mailing Address Information

| | |
|---------------------------|---------------------------|
| Owner(s) 1 Name & Address | Owner(s) 2 Name & Address |
| ** NOT AVAILABLE ** | |

350 SALAL RD
BOWEN ISLAND BC

VON 1G2

Legal Information

| Plan # | Lot | Block | Dist Lot | Land Dist | Section | Township | Range | Meridian |
|-------------------|-----|-------------------------------|----------|-----------|---------|----------|-------|----------|
| BCP6325 | 2 | | 1547 | 36 | | | | |
| Legal Description | | PL BCP6325 LT 2 DL 1547 LD 36 | | | | | | |

Land & Building Information

| | | | |
|------------------------------|------------|---------------------------|------------|
| Width | Depth | Lot Size | 2.47 ACRES |
| Land Use | Actual Use | 2AC PLUS SIN FAM DWLL DUP | |
| BCA Description | 0157 | Zoning | |
| BCAA Data Updated - 03/04/14 | | | |

Total Value Information

| <u>Actual Totals</u> | | <u>Municipal Taxable Totals</u> | | <u>School Taxable Totals</u> | |
|----------------------|-----------|---------------------------------|-----------|------------------------------|-----------|
| Land | \$468,000 | Gross Land | \$468,000 | Gross Land | \$468,000 |
| Improvement | \$476,000 | Gross Improve | \$476,000 | Gross Improve | \$476,000 |
| | | Exempt Land | | Exempt Land | |
| | | Exempt Improve | | Exempt Improve | |
| Actual Total | \$944,000 | Municipal Total | \$944,000 | School Total | \$944,000 |

Sale History Information

| Date | Price | Document # | Type of Sales Transaction |
|------------|-------------|------------|--------------------------------|
| 12/23/2009 | \$1,150,000 | CA1404559 | IMPRV SINGLE PROP CASH TRANSAC |
| 02/23/2007 | \$1,094,339 | BB470534 | IMPRV SINGLE PROP CASH TRANSAC |
| 06/24/2004 | \$250,000 | BW280237 | VACANT SINGLE PROP CASH TRANSA |

| | | | |
|-----------------|--|----------|---------|
| Tax Detail View | The enclosed information while deemed to be correct is not guaranteed. | 02/17/15 | 1:59 PM |
|-----------------|--|----------|---------|