



Presented by:
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Active
R2249030
Board: V
House with Acreage

1621 AMELIA LANE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$1,799,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2007**
Depth / Size: _____ Bathrooms: **3** Age: **11**
Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **CD8**
Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$3,617.61**
Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2017**
Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **026-257-718**
Tour: _____
View: _____
Complex / Subdiv: **Bowen Bay**
Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**
Construction: **Other**
Exterior: **Mixed, Other**
Foundation: **Concrete Slab**
Rain Screen: _____
Renovations: _____
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Cistern, City/Municipal**
Fuel/Heating: **Electric, Forced Air, Wood**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal**

Reno. Year: _____
R.I. Plumbing: _____
R.I. Fireplaces: _____

Total Parking: _____ Covered Parking: **2** Parking Access: _____
Parking: **Carpport; Multiple**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental: _____
Fixtures Leased: **No** : _____
Fixtures Rmvd: _____ : _____
Floor Finish: _____

Legal: **PL BCP 16959 LOT 4 DL 1545 LD 36 GROUP 1**

Amenities: _____
Site Influences: _____
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 21'			x			x
Main	Living Room	15'6 x 17'1			x			x
Main	Dining Room	11'6 x 13'1			x			x
Main	Kitchen	11'5 x 18'10			x			x
Main	Den	9'5 x 14'1			x			x
Main	Family Room	10'7 x 17'1			x			x
Main	Bedroom	11'2 x 12'8			x			x
Main	Bedroom	10'5 x 11'3			x			x
Above	Master Bedroom	11'3 x 15'10			x			
Above	Bedroom	10'4 x 22'6			x			

Finished Floor (Main):	2,022	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	723	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,745 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,745 sq. ft.	Basement: None	6				
		Bed not in Basement: 4	7				
			8				

Listing Broker(s): **Macdonald Realty**

Created by a craftsman with a very unique and artistic flare. This one-of-a-kind home was built using a rammed-earth technique - eco-friendly and more sustainable than conventional construction. Facing south, overlooking 1.24 acres, and topped by a dramatic curved roof. Finished with fine woodworking throughout, including quilted-maple accents and a live-edge bar. With too many features to outline here, please contact our office for an information package on this magical and inspired 4 bedroom, 2.5 bath home.