



Presented by:  
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**Active**  
**R2246910**  
Board: V  
House with Acreage

**941 FORECASTLE WAY**

Bowen Island  
Bowen Island  
V0N 1G2

Residential Detached  
**\$1,849,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,849,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2006**  
Depth / Size: Bathrooms: **1** Age: **12**  
Lot Area (sq.ft.): **98,881.00** Full Baths: **1** Zoning: **RS (E)**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,224.15**  
Rear Yard Exp: For Tax Year: **2017**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **007-249-055**  
Tour:  
View: **Yes: Ocean to the Sunshine Coast**  
Complex / Subdiv: **Bluewater**  
Services Connected: **Septic, Water**

Style of Home: **Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Hot Water, Radiant, Wood**  
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
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: **PLAN 17838 LOT B EXCEPT; PART SUBDIVIDED BY PLAN LMS 6478 BLK G DL 3042**

Amenities:  
Site Influences:  
Features: **Clothes Washer, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 13'10			x			x
Main	Kitchen	7'4 x 10'2			x			x
Main	Dining Room	8' x 11'6			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	8'3 x 11'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>628</b>	# of Rooms:	<b>5</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		3							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			4							Pool:
Finished Floor (Total):	<b>628 sq. ft.</b>	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>2</b>							Door Height:
Grand Total:	<b>628 sq. ft.</b>	Basement:	<b>Partly Finished</b>		6							
					7							
					8							

Listing Broker(s): **Macdonald Realty** **RE/MAX Crest Realty**

**Two distinct building sites on this spectacular west side, 2.27 acre waterfront property. The upper level features a coach house, sleeping cabin and a large covered outdoor living area complete with fireplace and hot tub, all overlooking a stunning panoramic view across Collingwood Channel towards the Sunshine Coast. A separate drive leads to a large and flat waterside area prepped for a secondary home. A short trail winds down through the crown strip to Crayola Beach below. Plenty of potential for the buyer looking for an exciting and rare Bowen Island opportunity.**