

Presented by:  
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Bowen Island, Bowen Island Residential Detached  
**503 CRAG'S END RD, VON 1GO** MLS# V807617 **Active**



List Price: \$889,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	006-340-628
Depth/Size:	Bathrooms:	3	Type:	House/Single Famil
Lot Area SqFt: 13068.00	Full Baths:	3	Approx Yr Blt:	1988
Rear Yard Exp: N	Half Baths:	0	Age at List Date:	22
Meas Type: Feet	If New GST Incl:		Taxes:	\$3,033 (2009)
Flood Plain:	Zoning:	RES		

View: Y - OCEAN VIEW  
 Serv. Connected: Community, Electricity, Septic

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	1
Type of Roof:	Asphalt	Possession:			
Renovations:	Addition, Partly	Reno Year:	2009	Title to Land:	Freehold Strata
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest:		Registered Owner	
Water Supply:	Community	Mortgage Info:		\$0	
Heat/Fuel:	Electric, Mixed, Wood				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard, F				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: SL 15 DL 492 STRATA PL VR 1052 TOGETHER WITH AN INT. IN THE COMMON PPTY IN PROP TO UNIT ENT OF SL  
 Amenities: None  
 Site Influences: Marina Nearby, Private Setting, Recreation Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Free Standing F/P or Woodstove, Microwave, Pantry, Smoke Alarm, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'6" X 18'	Above	Master Bedroom	32' X 12'7"			X
Main F.	Kitchen	10'10" X 17'						X
Main F.	Nook	10' X 10'						X
Main F.	Dining	13'4" X 12'9"						X
Main F.	Office	10' X 13'						X
Main F.	Laundry	6' X 5'10"						X
Above	Bedroom	13'7" X 14'9"						X
Above	Bedroom	13' X 10'6"						X
Above	Solarium	9'2" X 10'5"						X
Above	Loft	7' X 13'3"						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,485	Total # Rooms:	11
Finished Floor Up SqFt:	818	# Kitchens:	1
Finished Floor Down:	422	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,725	Basement Area:	Crawl, Full
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,725		8

Listing Broker(s): Sutton Centre Realty

Every so often an exceptional home comes along. This house is filled with architectural creativity, a wonderful flow, open spaces and light permeating throughout. The 3 bedroom and office home is located in the highly desirable Seleigh Park neighborhood. The southern exposure allows for wonderful sunlight all day long and spectacular views of Tunstall Bay and the islands. The 3rd floor was renovated and expanded in 2009. The resulting West Coast contemporary master bedroom and ensuite bathroom will take your breath away. The private backyard provides a retreat from the hot summer sun while the front of the house opens up to the community gardens and view. 5 minutes down the community path leads you to a private beach- Bowen's best