



Presented by:
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Active **R2127706** **292 SMUGGLERS COVE ROAD** Residential Detached
 Board: V Bowen Island **\$3,500,000** (LP)
 House/Single Family VON 1G0 (SP)



Sold Date: Frontage (feet): **164.56** Original Price: **\$3,500,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1991**
 Depth / Size: **153.70** Bathrooms: **3** Age: **25**
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **CD4**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,618.30**
 Rear Yard Exp: **South** For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-504-095**
 Tour: **Virtual Tour URL**

View: **Yes: Ocean, Howe Sound, Mountains**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Water**

Style of Home: **2 Storey**
 Construction: **Concrete, Frame - Metal**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2015**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **Community**
 Fuel/Heating: **Baseboard, Electric, Wood**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Other**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Softwood, Tile**

Legal: **PL VAP10120 LT 1 BLK 13 DL 823 LD 36**

Amenities:
 Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Other - See Remarks, Vaulted Ceiling**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main | Foyer | 4'4 x 12'3 | Above | Bedroom | 14'7 x 11'0 | | | x |
| Main | Living Room | 15'2 x 16'1 | | | x | | | x |
| Main | Kitchen | 9'0 x 12'1 | | | x | | | x |
| Main | Eating Area | 7'10 x 6'0 | | | x | | | x |
| Main | Dining Room | 11'1 x 14'8 | | | x | | | x |
| Main | Master Bedroom | 12'8 x 18'0 | | | x | | | x |
| Main | Laundry | 5'1 x 13'4 | | | x | | | x |
| Main | Walk-In Closet | 8'3 x 7'0 | | | x | | | x |
| Main | Patio | 23'0 x 14'3 | | | x | | | |
| Above | Family Room | 13'10 x 22'0 | | | x | | | |

| | | | | | | | | | | | | |
|----------------------------|----------------------|---------------------|-------------|------|--------------|----------|-------------|-------------|----------|----------|------------|---|
| Finished Floor (Main): | 1,383 | # of Rooms: | 11 | Bath | 1 | Floor | Main | # of Pieces | 4 | Ensuite? | Yes | Outbuildings Barn: Workshop/Shed: 13'X16' Pool: Garage Sz: Door Height: |
| Finished Floor (Above): | 738 | # of Kitchens: | 1 | 2 | Above | 3 | Yes | | | | | |
| Finished Floor (Below): | 0 | # of Levels: | 2 | 3 | Main | 2 | No | | | | | |
| Finished Floor (Basement): | 0 | Suite: | None | 4 | | | | | | | | |
| Finished Floor (Total): | 2,121 sq. ft. | Crawl/Bsmt. Height: | | 5 | | | | | | | | |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | 6 | | | | | | | | |
| Grand Total: | 2,121 sq. ft. | Basement: | None | 7 | | | | | | | | |
| | | | | 8 | | | | | | | | |

Listing Broker(s): **Engel & Volkers Vancouver**

Otter Point is an architect - designed waterfront home on the north shore of Bowen Island. Enjoy the beautiful views of the Howe Sound Fjord to the Tantalus range, the Black Tusk and Garibaldi Glacier. If you want to live at one with Nature, this is your House! Two atriums set off an open plan design with soaring ceilings, pine and terra cotta floors and a large deck accessed by French doors from both the living room and the master bedroom. Fall asleep to the gentle sound of the waves lapping the pebbly beach outside - beautifully acoustic and accessible. A Finnish Tulikivi soapstone thermal mass fireplace keeps things cozy in winter. Matching soapstone counters and the open kitchen design make Otter Point perfect for entertaining. www.292smugglerscove.com