



Presented by:
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Bowen Island, Bowen Island Residential Detached
1243 FAIRWEATHER RD, VON 1G0 MLS# V824217 **Sold**



List Price: \$2,700,000 Sold Price: \$2,398,000 Days on Market: 299
 Sold Date: 12-Feb-11

Complex/Subdiv: FAIRWEATHER

Frontage: 92.00 ft	Bedrooms: 3	PID: 005-680-581
Depth/Size: 285	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 26136.00	Full Baths: 3	Approx Yr Blt: 1982
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 28
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,335 (2010)
Flood Plain:	Zoning: SR	
View: Y - SOUTHERN OCEAN		
Serv. Connected: Electricity, Septic, Water		

Style of Home: 3 Storey	Total Parking: Covered Parking: 24
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Open
Exterior: Wood	
Rainscreen: Partial	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Metal	Possession:
Renovations: Completely	Reno Year: 2009
Flooring:	Title to Land: Freehold Strata
Water Supply: Community	Seller's Interest: Registered Owner
Heat/Fuel: Electric, Heat Pump, Radiant	Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings: /Garage Sz: 20'4 X 20'5
Outdoor Area: Patio(s) & Deck(s), Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAS704 LT 8 DL 1550 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V,
 Amenities: Garden
 Site Influences: Private Setting, Private Yard, Waterfront Property
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Microwave

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'09 X 23'11	Below	Utility	6' X 9'			X
Main F.	Kitchen	11'3 X 15'	Below	Storage	5' X 7'			X
Main F.	Eating Area	9' X 13'5			X			X
Main F.	Dining	11'3 X 15'1			X			X
Main F.	Media Room	11'10 X 16'2			X			X
Above	Master Bedroom	13'7 X 14'5			X			X
Above	Walk-In Closet	6'8 X 9'1			X			X
Main F.	Den	10'8 X 24'			X			X
Below	Bedroom	14'5 X 14'10			X			X
Below	Bedroom	12'4 X 16'			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,542	Total # Rooms: 12	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 693	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 812	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 3,047	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,047		8

Listing Broker(s): Macdonald Realty Ltd.

Fairweather-Located close to the new BI golf course on the sunny S shoreline of Bowen Island is this sophisticated, completely renovated & architecturally designed home. Outstanding attention to detail incorporating the highest quality materials, finishes, appliances & fittings. Perfect for entertaining, the main floor has an open plan LR, DR & kitchen opening onto a huge deck. Professional kitchen featuring glass fronted SubZero fridges & drawers, 6 burner dual fuel Wolfe range, Miele & Fisher/Paykel DW's, plus two large islands. Situated to capture the unsurpassed 180 degree views from every room sunrise to sunset. Frameless glass balcony railings enable an uninterrupted view of Downtown Vancouver in the East.



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