



Presented by:  
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<b>Active</b> <b>R2777070</b>	<b>Lot 5 FORSTER LANE</b>	Land
Board: V	Bowen Island	<b>\$675,000</b> (LP)
Other	Bowen Island	(SP)
	V0N 1G2	



Sold Date: Frontage (feet): <b>0.00</b> Meas. Type: <b>Feet</b> Frontage (metres): Depth: Price/SqFt: Sub-Type: Flood Plain: Exposure: <b>West</b> Permitted Use: Title to Land: <b>Freehold Strata</b> Tour: View - Specify <b>Grafton Lake and Mt</b>	Original Price: <b>\$675,000</b> Subdiv/Complex: P.I.D.: <b>031-885-055</b> Taxes: <b>\$0.00</b> For Tax Year: Zoning: <b>CD-21</b> Rezoneable?  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: right;">Lot Area</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">Acres:</td> <td style="text-align: right;"><b>0.84</b></td> </tr> <tr> <td style="text-align: right;">Hect:</td> <td style="text-align: right;"><b>0.34</b></td> </tr> <tr> <td style="text-align: right;">SqFt:</td> <td style="text-align: right;"><b>0.00</b></td> </tr> <tr> <td style="text-align: right;">SqM:</td> <td style="text-align: right;"><b>0.00</b></td> </tr> </tbody> </table>	Lot Area		Acres:	<b>0.84</b>	Hect:	<b>0.34</b>	SqFt:	<b>0.00</b>	SqM:	<b>0.00</b>
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Sanitary Sewer: <b>Septic</b> Storm Sewer: <b>None</b> Water Supply: <b>City/Municipal</b> Electricity: <b>At Lot Line</b> Natural Gas: <b>Not Available</b> Telephone Service: <b>At Lot Line</b> Cable Service: <b>At Lot Line</b> Prospectus: <b>Not Required</b> Develop Permit?: <b>No</b> Bldg Permit Apprv: <b>No</b> Building Plans: <b>Not Available</b> Perc Test Avail: Perc Test Date:	Property Access: <b>Lane Access</b> Parking Access: Fencing: Property in ALR/FLR:  Information Pkg: <b>No</b> Sign on Property: Sketch Attached: <b>No</b> Property Disclosure: <b>Yes</b> Trees Logged in last 2yr?: <b>No</b> First Nation Reserve:
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Legal: **STRATA LOT 5 DISTRICT LOT 1347 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7907 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby**

Restrictions: **Development, Mandatory Building Scheme, Restrictive Covenant**

Listing Broker 1: **Macdonald Realty**

Listing Broker 2:

Listing Broker 3:

**Lot 5 is the last offering in the first phase of the Lakelands. 0.84 ac, with a unique, sunny build site that lends itself to a creative design. Views across Grafton Lake and of Mt Gardner. Home size capped at 1,840 sf. Full serviced, with power, water and communications at the lot line, and a septic field installed. Close to trails around the new Art Rennison Nature Reserve, and close to Snug Cove. Developer's Disclosure Statement available upon request, and GST applicable.**