



Presented by:
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Active **1569 WHITE SAILS DRIVE** Residential Detached
R2254239 Bowen Island **\$899,000 (LP)**
 Board: V Bowen Island (SP) **M**
 House/Single Family VON 1G0



Sold Date: Frontage (feet): Original Price: **\$899,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**
 Depth / Size: Bathrooms: **3** Age: **37**
 Lot Area (sq.ft.): **9,104.00** Full Baths: **3** Zoning: **SR 2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,602.76**
 Rear Yard Exp: **East** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-040-311**
 Tour:
 View: **Yes: SW OCEAN**
 Complex / Subdiv: **TUNSTALL BAY**
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **3** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**
 Total Parking: Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **LOT 107 BLOCKS B, E AND F DISTRICT LOT 492 PLAN 13685**

Amenities:

Site Influences: **Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 11'1	Below	Laundry	6'8 x 11'			x
Main	Den	12'6 x 14'	Below	Storage	12' x 12'6			x
Main	Master Bedroom	10'4 x 13'6			x			x
Main	Bedroom	12'6 x 13'			x			x
Main	Dining Room	9'7 x 11'6			x			x
Main	Living Room	11'10 x 26'11			x			x
Below	Foyer	7'6 x 9'9			x			x
Below	Family Room	13'6 x 14'7			x			x
Below	Recreation Ro...	13' x 19'6			x			
Below	Bedroom	10'3 x 12'10			x			

Finished Floor (Main):	1,391	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No		Barn:
Finished Floor (Below):	1,026	# of Levels:	2	2	Main	3	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	3	No		Pool:
Finished Floor (Total):	2,417 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
		Basement: None		6					
Unfinished Floor:	175			7					
Grand Total:	2,592 sq. ft.			8					

Listing Broker(s): **Macdonald Realty**

Great value in this bright and spacious 3 bed/3 bath family home on the bus route in popular Tunstall Bay. The main floor kitchen/dining/living room areas open up to an expansive west-facing deck for summer entertaining and taking in the spectacular Bowen sunsets. Providing ample space for growing families this home also has the potential for an in-law suite with a large family room, bedroom, and bathroom on the lower level. Mature flowering shrubs fill the front garden, and the sunny and flat fenced backyard is perfect for a play yard or veggie garden. Enjoy picnics and activities at Tunstall Bay Beach, one of the prettiest beaches on Bowen and just a short walk away.