



Presented by:
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Active
R2267814
Board: V
House/Single Family

1597 WHITESAILS DRIVE

Bowen Island
Bowen Island
V0N 1G2

Residential Detached

\$799,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$799,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1975
Depth / Size:	Bathrooms:	1	Age: 43
Lot Area (sq.ft.): 9,419.00	Full Baths:	1	Zoning: SR2
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,014.65
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-039-429
			Tour:

View: :
Complex / Subdiv: **Tunstall Bay**
Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2013**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **: Possibly Kitchen swag lamp - owner will replace**
Floor Finish:

Legal: **PLAN VAP13685 LOT 100 BLK B LD 492 LD 36**

Amenities:
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9' x 11'1			x			x
Main	Kitchen	6'10 x 10'			x			x
Main	Bedroom	9'9' x 10'6			x			x
Main	Bedroom	6'8 x 13'6			x			x
Main	Laundry	7'5 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 784	# of Rooms: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2				Workshop/Shed: 12'4 x
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 784 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: Crawl	6				
Grand Total: 784 sq. ft.	Beds not in Basement: 2	7				
		8				

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

Great things come in small packages. This Tunstall Bay charmer features two bedrooms, one bath - all on a flat and sunny lot and perfect for a couple starting out or those who appreciate a minimalist lifestyle. The spacious west-facing deck overlooks a private, mature and mostly deer-friendly property. A bonus and separate bunkie/studio/office sits in the back corner of the property. Just a short walk to Tunstall Bay Beach and Clubhouse and all it offers - a swim in the ocean or private club pool, or sunset happy hours from the waterfront deck. This property is not to be missed!