



Mary Lynn Machado

Presented by:
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Active
R2254239
Board: V
House/Single Family

1569 WHITE SAILS DRIVE

Bowen Island
Bowen Island
VON 1G0

Residential Detached
\$839,000 (LP)
(SP) **M**



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**
 # of Fireplaces: **3**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 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:
Unfinished Floor: 175	Beds in Basement: 0	5				Door Height:
Grand Total: 2,592 sq. ft.	Basement: None	6				
		7				
		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.