



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

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): <b>1,391</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>1,026</b>	# of Levels: <b>2</b>	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Below	3	No	Pool:
Finished Floor (Total): <b>2,417 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>175</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>2,592 sq. ft.</b>	Basement: <b>None</b>	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.**