



Presented by:  
**Dee Elliott PREC\***

Macdonald Realty  
Phone: 604-612-7798  
www.bowenhomes.ca  
dee\_elliott@yahoo.com



**Active**  
**R2290331**

**1566 TUNSTALL BOULEVARD**

Land

Board: V  
Other

Bowen Island  
Bowen Island  
V0N 1G2

**\$379,000** (LP)  
(SP)



Sold Date: Original Price: **\$379,000**  
Frontage (feet): Subdiv/Complex: **Tunstall Bay**  
Meas. Type: **Feet** P.I.D.: **008-038-741**  
Frontage (metres): Taxes: **\$1,774.37**  
Depth: For Tax Year: **2017**  
Price/SqFt: Zoning: **SR2**  
Sub-Type: Rezoneable?  
Flood Plain:  
Exposure: **East**  
Permitted Use: **House/Single Family**  
Title to Land: **Freehold NonStrata**  
Tour:

<u>Lot Area</u>	
Acres:	<b>0.48</b>
Hect:	<b>0.19</b>
SqFt:	<b>20,909.00</b>
SqM:	<b>1,942.51</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR:  
  
Information Pkg: **Yes**  
Sign on Property:  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **No**

Legal: **VAP 13685 LOT U BLK B E AND F DL 492**

Site Influences:  
Restrictions: **Right of Way, Other**

Listing Broker 1: **Macdonald Realty**  
Listing Broker 2: **Macdonald Realty**  
Listing Broker 3:

**Rare 0.48 acre building lot in desirable Tunstall Bay. Features a flat building site overlooking Explosives Creek below. Just a short walk down the road to the beach and Club House - the latter offering membership potential to Tunstall property owners. Directly on bus routes, and in a superb family-oriented neighbourhood.**