



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: **\$2,228.54**  
 Depth: For Tax Year: **2018**  
 Price/SqFt: Zoning: **SR2**  
 Sub-Type: Rezoneable?  
 Flood Plain:  
 Exposure: **East**  
 Permitted Use: **House/Single Family**  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify

<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.**