



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

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



**Active** **R2270257** **1467 TUNSTALL BOULEVARD** Residential Detached  
Board: V Bowen Island **\$588,000** (LP)  
House/Single Family VON 1G2 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$588,000**  
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1977**  
Depth / Size: Bathrooms: **1** Age: **41**  
Lot Area (sq.ft.): **9,453.00** Full Baths: **1** Zoning: **SR2**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$1,781.55**  
Rear Yard Exp: For Tax Year: **2017**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **008-040-567**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Septic, Water**

Style of Home: **1 1/2 Storey** Total Parking: Covered Parking: Parking Access:  
Construction: **Frame - Wood, Log, Modular/Prefab** Parking: **Open**  
Exterior: **Log, Wood** Dist. to Public Transit: Dist. to School Bus:  
Foundation: **Other** Title to Land: **Freehold NonStrata**  
Rain Screen: Reno. Year: Property Disc.: **No**  
Renovations: R.I. Plumbing: PAD Rental:  
# of Fireplaces: **1** R.I. Fireplaces: Fixtures Leased: **No** :  
Fireplace Fuel: **Wood** Fixtures Rmvd: :  
Water Supply: **City/Municipal** Floor Finish:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Legal: **PL VAP 13685 LOT 125 BLK BEF LOTDISTRICT 492 LAND DISTRICT 36**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby**  
Features: **Clothes Washer/Dryer, Free Stand F/P or Wdstove, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>8' x 13'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>5'2 x 8'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>5' x 6'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Flex Room</b>	<b>6'8 x 10'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'3 x 14'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Workshop</b>	<b>8'3 x 21'3</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>525</b>	# of Rooms: <b>6</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>3</b>	Ensuite?: <b>Yes</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	2				
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	3				
Finished Floor (Basement): <b>0</b>	Suite:	4				
Finished Floor (Total): <b>525 sq. ft.</b>	Crawl/Bsmt. Height:	5				
Unfinished Floor: <b>212</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>1</b>	6				
Grand Total: <b>737 sq. ft.</b>	Basement: <b>Unfinished</b>	7				
		8				

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

**One of several Tunstall Bay panabodes. This is one of the relocated historical cottages from Camp Gates, the Vancouver Sun boys carrier camps of the 50's/60's. Reno'd and restored over the years, and now a small but very livable one bedroom home on a 9453 sf lot near the top of Tunstall Bay. Private property on the bus route and a 5 minute walk to Tunstall Bay beach and the Beach Club with swimming pool.**