



Presented by:  
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**Active**  
**R2295088**  
 Board: V  
 House/Single Family

**1612 WHITESAILS DRIVE**

Bowen Island  
 Bowen Island  
 V0N 1G2

Residential Detached

**\$994,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$994,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1974**  
 Depth / Size: Bathrooms: **1** Age: **44**  
 Lot Area (sq.ft.): **11,195.00** Full Baths: **1** Zoning: **SR2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,828.67**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **008-038-961**  
 Tour:

View: **Yes: SW ocean and sunset**  
 Complex / Subdiv: **Tunstall Bay**  
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Pellet, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Wood**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Garage; Single, Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **VAP13685 LOT 54 BLK B E AND F LOT DISTRICT 492 LAND DISTRICT 36**

Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Foyer</b>	<b>6' x 8'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>14'4 x 19'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>10' x 13'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10'3 x 10'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>13'4 x 13'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11'2 x 16'10</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Recreation</b>	<b>21'8 x 24'3</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Workshop</b>	<b>11'10 x 24'2</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			
		<b>x</b>			<b>x</b>			

Finished Floor (Main): <b>1,311</b>	# of Rooms: <b>8</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</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>815</b>	# of Levels: <b>2</b>	3				
Finished Floor (Basement): <b>0</b>	Suite:	4				
Finished Floor (Total): <b>2,126 sq. ft.</b>	Crawl/Bsmt. Height:	5				
Unfinished Floor: <b>286</b>	Beds in Basement: <b>0</b>	6				
Grand Total: <b>2,412 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
	Basement: <b>Partly Finished</b>	8				

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

**Soak up the stunning sea view from this Tunstall Bay home. This is one of the few Whitesails Drive's rare big view properties. The main living space is above, with two bedrooms and an LR/DR that opens onto deck. The vast rec room is below and features a fireplace and a bar. Space to make the lower level what you want it to be. One car attached garage with a large workshop to the side. Fenced in and mature, well cared-for garden.**