



Presented by:
Dee Elliott PREC*

Macdonald Realty
Phone: 604-612-7798
http://www.bowenhomes.ca
dee_elliott@yahoo.com



Active
R2455396
Board: V
House/Single Family

1544 TUNSTALL BOULEVARD

Bowen Island
Bowen Island
V0N 1G2

Residential Detached
\$815,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$815,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1984**
Depth / Size: Bathrooms: **2** Age: **36**
Lot Area (sq.ft.): **10,454.00** Full Baths: **1** Zoning: **SR2**
Flood Plain: Half Baths: **1** Gross Taxes: **\$2,962.80**
Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-944-098**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv: **Tunstall Bay**
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic**

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

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 19 BLOCKS B, E AND F DISTRICT LOT 492 PLAN 13685**

Amenities:

Site Influences: **Private Setting, 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	Living Room	13' x 18'			x			x
Main	Dining Room	9'6" x 10'			x			x
Main	Kitchen	8'4" x 9'11"			x			x
Main	Master Bedroom	11'4" x 12'6"			x			x
Main	Bedroom	8' x 11'3"			x			x
Main	Bedroom	9'6" x 10'6"			x			x
Below	Family Room	12'5" x 17'6"			x			x
Below	Laundry	6'1" x 11'			x			x
Below	Storage	9'4" x 17'3"			x			x
Below	Other	11'4" x 34'			x			x

Finished Floor (Main):	1,122	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	509	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,631 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	613	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,244 sq. ft.	Beds not in Basement: 3	6				
		Basement: Partly Finished	7				
			8				

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

Family living is perfect in this 3 bedroom 2 bath home in Tunstall Bay. Large family room downstairs with some added unfinished space waiting for your creative ideas. Just under a 1/4 acre of flat useable land with fenced in garden area and greenhouse backing onto the forested greenery of Explosives Creek and ravine. Short walk to Tunstall Bay beach and the option to be a member of TB Community Association with clubhouse, swimming pool, dock and tennis courts. On the school and municipal transit route.