



Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
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Bowen Island, Bowen Island

**MLS# V1046824**

Residential Detached

**1542 WHITE SAILS DR, VON 1G0**

**Active**



List Price:	\$341,000	Previous Price:	\$349,900
		Original Price:	\$357,500
Complex/Subdiv: TUNSTALL BAY			
Frontage:		Bedrooms:	3
Depth/Size:	182	Bathrooms:	3
Lot Area SqFt:	8,320	Full Baths:	1
Rear Yard Exp:		Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SR2
View:	Y - SW TO OCEAN		
Serv. Connected:	Electricity, Septic, Water		
PID:	008-039-178	Type:	House/Single Family
Approx Yr Blt:	1973	Age at List Date:	41
Taxes:	\$2,503 (2013)		

Style of Home:	2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Wood		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Metal	Dist to Public Trans:	Dist to School Bus:
Renovations:		Possession:	
Flooring:	Concrete, Hardwood, Laminate	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Hot Water	Mortgage Info:	\$0
No. of Fireplaces:	1	Property Disclosure:	N - N
Fireplace Fuel:	Wood	Out Buildings:	
Outdoor Area:	Sundeck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VAP13685 LT 74 BLK B E F DL 492 LD 36 GROUP 1.  
 Amenities:  
 Site Influences: Golf Course Nearby, Marina Nearby, Recreation Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'10			X			X
Main F.	Dining	8'2 X 7'7			X			X
Main F.	Kitchen	14' X 8'10			X			X
Main F.	Den	9'6 X 12'			X			X
Main F.	Entrance Hall	10' X 8'6			X			X
Below	Master Bedroom	11'8 X 10'			X			X
Below	Bedroom	12'6 X 9'9			X			X
Below	Bedroom	12'6 X 9'9			X			X
Below	Laundry	9'9 X 6'			X			
Below	Other	19'6 X 7'4			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	846	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	1,016	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,862	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,862		7
			8

Listing Broker(s): Angell Hasman & Assoc.Rlty.Ltd

Family home in desirable Tunstall Bay on Bowen Island's western side with sunsets and beaches! This home has hot water heat plus an efficient wood stove. Lovely views on the ocean and just a short walk down to the beach. Property is fenced to keep out the deer so your gardens will grow! Both the school bus and our public transportation passes by the property making commuting for kids and parents a breeze. Very well priced for today's market. Proper notice is required for all showings.



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Bowen Island, Bowen Island

**MLS# V1060163**

Residential Detached

**576 CATES HILL RD, VON 1G0**

**Active**



List Price: \$525,500 Previous Price: \$525,000  
 Original Price: \$525,000

Complex/Subdiv:

Frontage: Bedrooms: 3 PID: 023-258-756  
 Depth/Size: Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 41,160 Full Baths: 2 Approx Yr Blt: 1997  
 Rear Yard Exp: Half Baths: 1 Age at List Date: 17  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$2,806 (2013)  
 Flood Plain: Zoning: SR

View:

Serv. Connected: Electricity, Septic, Water

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Baseboard, Electric		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - SEE SCHEDULE A
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP25884 LT 3 DL 489 LD 36 GROUP 1.  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 14'			X			X
Main F.	Dining	11' X 12'			X			X
Main F.	Kitchen	10' X 9'			X			X
Main F.	Eating Area	8' X 9'			X			X
Main F.	Den	9'6' X 12'			X			X
Main F.	Laundry	9' X 8'			X			X
Above	Master Bedroom	12' X 13'			X			X
Above	Bedroom	10' X 17'			X			X
Above	Bedroom	12' X 16'			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 875	Total # Rooms: 9	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 925	Finished Levels: 2	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,800	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,800		8

Listing Broker(s): Royal LePage Northshore, Royal LePage Northshore

English charm is evident in this great 3 bedroom family home. Spacious kitchen with bright eating area, dining room with French doors which open out to the garden and cozy wood burning fireplace in the LR. Den on the main is ideal for office or guest bedroom. Softwood floors throughout the main floor. Upper level master bedroom and ensuite is spacious with lots of closet space. The property is just under an acre and is treed and very private. Location is in the desirable Upper Cates Hill neighbourhood and is only just a short 5 minute drive to the cove and shops.



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Bowen Island, Bowen Island

**MLS# V1059700**

Residential Detached

**1661 TUNSTALL BV, VON 1G0**

**Active**



List Price: \$960,000 Previous Price:  
 Original Price: \$960,000

Complex/Subdiv: TUNSTALL BAY

Frontage: 0.00 ft Bedrooms: 1 PID: 002-929-741  
 Depth/Size: Bathrooms: 0 Type: House/Single Family  
 Lot Area SqFt: 0 Full Baths: 0 Approx Yr Blt: 9999  
 Rear Yard Exp: W Half Baths: 0 Age at List Date: 999  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,432 (2013)  
 Flood Plain: No Zoning: SR2

View: Y - WATER AND SUNSETS, ISLANDS  
 Serv. Connected: Electricity, Septic, Water

Style of Home: 1 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK Dist to School Bus: 1 BLK
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Other	Seller's Interest:	Court Ordered Sale
Water Supply: City/Municipal	Mortgage Info:	\$0
Heat/Fuel: Other		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - PROPERTY AS IS WHERE IS
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP18867 LT 141 BLK B DL 492 LD 36 GROUP 1.

Amenities:

Site Influences: Golf Course Nearby, Private Setting, Recreation Nearby, Waterfront Property

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	0' X 0'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,800	Total # Rooms: 1	1
Finished Floor Up SqFt: 0	# Kitchens: 0	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,800	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,800		8

Listing Broker(s): Re/Max Crest Realty (Bowen)

3 bedroom, 2.5 bath waterfront home in sunny Tunstall Bay with views that go on forever and sunsets galore! Huge front deck for entertaining and relaxing. Open kitchen and living room, skylights, everything on one level. Bonus 2 car garage. Walk down to lovely pebble beach, or sit and enjoy your privacy. Sold "as is where is". Minimum 24 hours notice for all showings.