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63 Thulin St S
CR Campbell River Central ~ V9W 2J8

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 4 **Kitchens:** 1
Baths Tot: 4 **Fireplaces:** 2
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,943
Bth 4Pce: 1 **Unfin SqFt:** 1308
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 1 **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room, Recreation Room
App Incl: Dishwasher, F/S/W/D, Garburator, Hot Tub, Microwave, Range Hood
Intr Ftrs Breakfast Nook, Cathedral Entry, Closet Organizer, Dining Room, Eating Area, Storage, Vaulted Ceiling(s), Workshop

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Family Room	Lower	21x13
Bathroom	Main	2-Piece
Bathroom	Main	4-Piece
Bedroom	Main	13x9
Bedroom	Main	12x9
Bedroom - Primary	Main	16x14
Dining Room	Main	13x12
Eating Area	Main	10x9
Ensuite	Main	3-Piece
Entrance	Main	9x7
Kitchen	Main	13x9
Laundry	Main	10x6
Living Room	Main	17x13
Sunroom	Main	12x10
Storage (Unfin)	Lower	13x11
Workshop (Unfin)	Lower	25x22
Balcony (Unfin)	Main	26x13
Garage (Unfin)	Main	24x19

Listing Summary

MLS@: 935517 **List Price:** \$999,900
Status: Active **Orig Price:** \$999,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$6,373 **Strata Fee:**
2023 Asmt: \$1,009,000 **Title:** Freehold

Remarks

Sweeping ocean views from this original owner 1989 built four bedroom four bath family home. Priced to sell at \$999,900! Enjoy coveted views of the Johnstone Strait, Quadra Island and mountains beyond from all primary rooms of this semi-custom build with rear lane access and 29 foot RV/Boat garage with 11 foot overhead door! 1800+sqft and three bedrooms and baths on the main level with large windows and deck to take advantage of the views. Double garage with additional pad parking, privacy hedge for the front yard and large primary bedroom with ensuite and private spa/sunroom with balcony. The lower level layout features large family room, fourth bedroom and bath, large storage room and 25x22 workshop with full height ceilings. Home could also accommodate a suite for inlaws if required, as there is rear driveway and private entry. All new exterior Smartside siding and trim, new roof, vinyl deck, two gas fireplaces make this a unique offering. Tons of off street parking.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,087	1,856	0	0	0
Beds	1	3	0	0	0
Baths	1	3	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1989 **Lgl NC Use:** **Frnt Faces:** W **Bldg Style:** West Coast **Cool:** None
Oth Equ: Central Vacuum, Electric Garage **Bldg Warr:** No **Heat:** Electric, Forced Air, Natural Gas
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood, Other, See R **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Deck, Balcony/Patio, Fenced, Fencing: Full, Garden, Lighting, Low Maintenan **Fndn:** Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Lot Size: 8,800sqft / 0.20ac **Dims (w/d):** **Waterfront:**
Prk Type: Additional, Attached, Driveway, Garage, Garage Double, Ga **View:** City, Mountain(s), Ocean
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G
Lot Feat: Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Quiet Area, Serviced, Shopping Nearby, Southern I
Complex: **Prk Tota:** 6 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**

