

## 63 South Thulin St Features and Updates:

Semi-custom home was built in 1989 and is being sold for the first time by original owners. Three bedroom, 2.5 bath main level at 1836sqft, plus 18'11"x23'6" double garage as well as additional pad parking at the side of the house to accommodate several vehicles off-street. Primary bedroom with full ensuite and private spa and balcony to relax, or will make a great home office or activity room. Large balcony with panoramic views to Quadra Island, Johnstone Strait and beyond. Lower level an additional 1412sqft with 21'1"x13'3" family room with patio access and ocean views, fourth bedroom and full fourth bathroom. Lower level also features 13x10 storage room, enormous 25x22 workshop with 8' ceilings. Easy suite conversion in the lower level if desired. Highly coveted oversize garage to accommodate a 29' RV or boat (10'9"/129 inch height clearance)! Storage in lower garage can easily be removed if needed.

All brand new exterior siding with [Smartside](#) trim and siding completed September 2022. New gas stove installed in basement 2021. Brand new 40 year shingle roof installed October 2020. New vinyl decking for both decks November 2022. Concrete patio under deck repair April 2023. Water line leak repair April 2022 (small leak in upper garage below slab). Two gas fireplaces (family room downstairs and living room upstairs) and gas hot water tank. 200amp electrical.

A short walk to the Seawalk and ocean. Hospital just a couple blocks up Evergreen. Easy access to downtown Campbell River. Quiet street with prized ocean, mountain and sunrise views.

80' x 110' lot with front, back and side yards, privacy hedge and garden beds with various spaces for entertaining and kids and pets to play. Lot size is 8800 sqft or .202 acres. Rear lane access with back driveway and additional parking for all your toys and vehicles. Property can park 6+ vehicles off street. [R1 zoning](#).

Flexible closing dates, as soon or as long as the buyer prefers. Most of the furniture is negotiable if anything is of interest.

Virtual Tour Link: <https://my.matterport.com/show/?m=u9m3Uocaysg>

Google Drive Link:

[https://drive.google.com/drive/folders/1P-y53T4V8q3h4Qyrhux9gBYJ8Bb\\_krit?usp=share\\_link](https://drive.google.com/drive/folders/1P-y53T4V8q3h4Qyrhux9gBYJ8Bb_krit?usp=share_link)