

## UPDATES

- 2006: new treatment plant septic system
- 2008: home was raised and lower level added
- 2014: new torch-on roof
- 2014: new wall-to-wall wool carpet
- 2016: new deck
- 2018: all new windows on the main floor
- 2018: new garden shed added
- 2020: new kitchen
- 2020: renovations to all bathrooms

## LOCATION

- Desirable Tunstall Bay location
- Home is oriented to the west to take advantage of the spectacular Bowen sunsets
- Panoramic view of the ocean, distant islands, forest, and Mount Gardner
- Walkable to Tunstall Bay Beach
- Potential to join Tunstall Bay Community Association featuring:
  - oceanfront clubhouse with kitchen, fireplace, sunken living room, etc.
  - oceanfront patios
  - swimming pool
  - playground
  - kayak/paddleboard storage
  - tennis courts
  - pickleball courts
  - dock
- Short distance to Cape Roger Curtis (trails, beaches, stunning views!)
- Just a few meters from the school bus and transit bus route