



Presented by:  
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**Active** **1537 WHITESAILS DRIVE** Residential Detached  
**R2419112** Bowen Island Bowen Island **\$979,000** (LP)  
 Board: V VON 1G2 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$979,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**  
 Depth / Size: Bathrooms: **3** Age: **26**  
 Lot Area (sq.ft.): **9,104.00** Full Baths: **3** Zoning: **SR 2**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,431.65**  
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**  
 If new, GST/HST inc?: Tax Inc. Utilities?:  
 P.I.D.: **008-040-389**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: <b>3 Storey</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>
Exterior: <b>Wood</b>	Dist. to Public Transit: Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>
Rain Screen: Reno. Year:	Property Disc.: <b>Yes</b>
Renovations: R.I. Plumbing:	PAD Rental:
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Fixtures Leased: <b>Yes: Propane Tank is leased.</b>
Fireplace Fuel: <b>Propane Gas</b> Metered Water:	Fixtures Rmvd: <b>No :</b>
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Hardwood, Mixed, Tile</b>
Fuel/Heating: <b>Electric, Forced Air, Propane Gas</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 112 BLOCKS B, E AND F DISTRICT LOT 492 PLAN 13685**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Freezer, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'9 x 14'3	Below	Bedroom	11'4 x 10'9			x
Main	Dining Room	14'2 x 12'7	Below	Bedroom	12'3 x 11'3			x
Main	Kitchen	14'9 x 10'11	Below	Laundry	10'3 x 7'7			x
Main	Bedroom	11'2 x 8'6	Below	Utility	7'6 x 5'1			x
Main	Bedroom	11'5 x 9'10			x			x
Above	Master Bedroom	25'5 x 14'9			x			x
Above	Walk-In Closet	8'4 x 6'6			x			x
Below	Foyer	14'2 x 5'10			x			x
Below	Living Room	17'7 x 14'2			x			x
Below	Kitchen	14'2 x 13'11			x			x

Finished Floor (Main): <b>1,210</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>534</b>	# of Kitchens: <b>2</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>1,210</b>	# of Levels: <b>3</b>	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	4	No	Pool:
Finished Floor (Total): <b>2,954 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Grg Dr Ht:
Grand Total: <b>2,954 sq. ft.</b>	Basement: <b>None</b>	6				
		7				
		8				

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

**Thoughtfully designed by an engineer for his family, this solid 3-level home with West Coast flair is on the market for the first time in 20 years. A show-stopping floor-to-ceiling river rock fireplace with propane insert is the focal point for the open concept living, dining, and kitchen. With a 16-foot vaulted ceiling, and walls of windows, there is plenty of natural light year round. The expansive Master Suite takes over the top floor, with extra room for a library or home office. On the bright and spacious lower level with separate entry you'll find 2 bedrooms - perfect for guests, or for a potential mortgage helper. Tunstall Bay Beach is just moments away where stunning sunsets await, and where cherished memories of life on Bowen Island are made.**