

# Cozy, Charming Cottage!



109 Sunset Blvd



**Charming two-bedroom cottage situated on 0.60 acres of flat usable land in the Valley, a hop, skip & a jump to Sunset Beach. This little cottage is in a great location, walking distance to the General Store, the school & playground, the beach, and only 3 km. from the ferry terminal. The cottage is cozy and well kept, with a wood stove to keep you warm and is being offered with some basic furnishings! All you need to get started in an Island getaway! There is also a multiple use out building (Bunkie), a storage shed & a fenced in garden ready for you to dig in! Great opportunity!**





# Property Details



109 Sunset Blvd



**Year Built:** 1972

**Lot Acres:** 0.60

**Bedrooms:** 2

**Bathrooms:** 1

**Fin SqFt:** 663

**Unfin SqFt:** 144

**Bsmt:** None

**Water:** Municipal

**Waste:** Septic system

**Foundation:**

Concrete poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Electric, Wood

**FP Location:** Living Room

**Lot Features:**

- Central location
- Nearby marina
- Level lot
- Fenced garden
- Bunkie



# Plot Plan and Aerial View



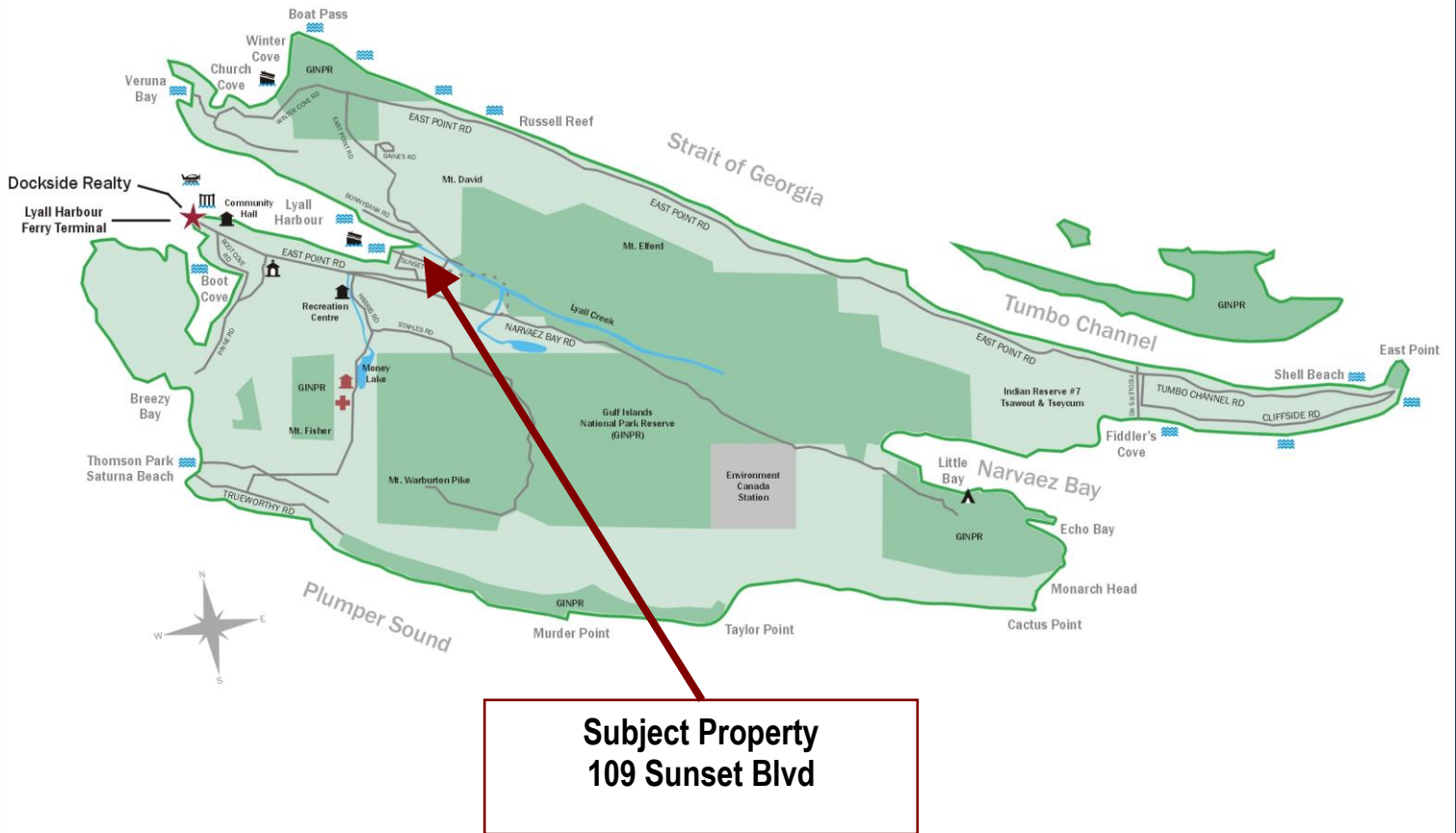
109 Sunset Blvd



MICHAEL VAUTOUR, LICENSED REALTOR®  
Office: 250-539-2121 Cell: 250-818-3919 [www.SaturnaRealty.ca](http://www.SaturnaRealty.ca)

# Google Area Map

## Saturna Island British Columbia, Canada



- Docksde Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

Map courtesy of Docksde Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

***DISCLAIMER:*** While every effort is made to provide reliable information, Docksde Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.  
All measurements are approximate and the buyer is responsible for verifying all data provided.



MICHAEL VAUTOUR, LICENSED REALTOR®  
Office: 250-539-2121 Cell: 250-818-3919 www.SaturnaRealty.ca