

# Project Property



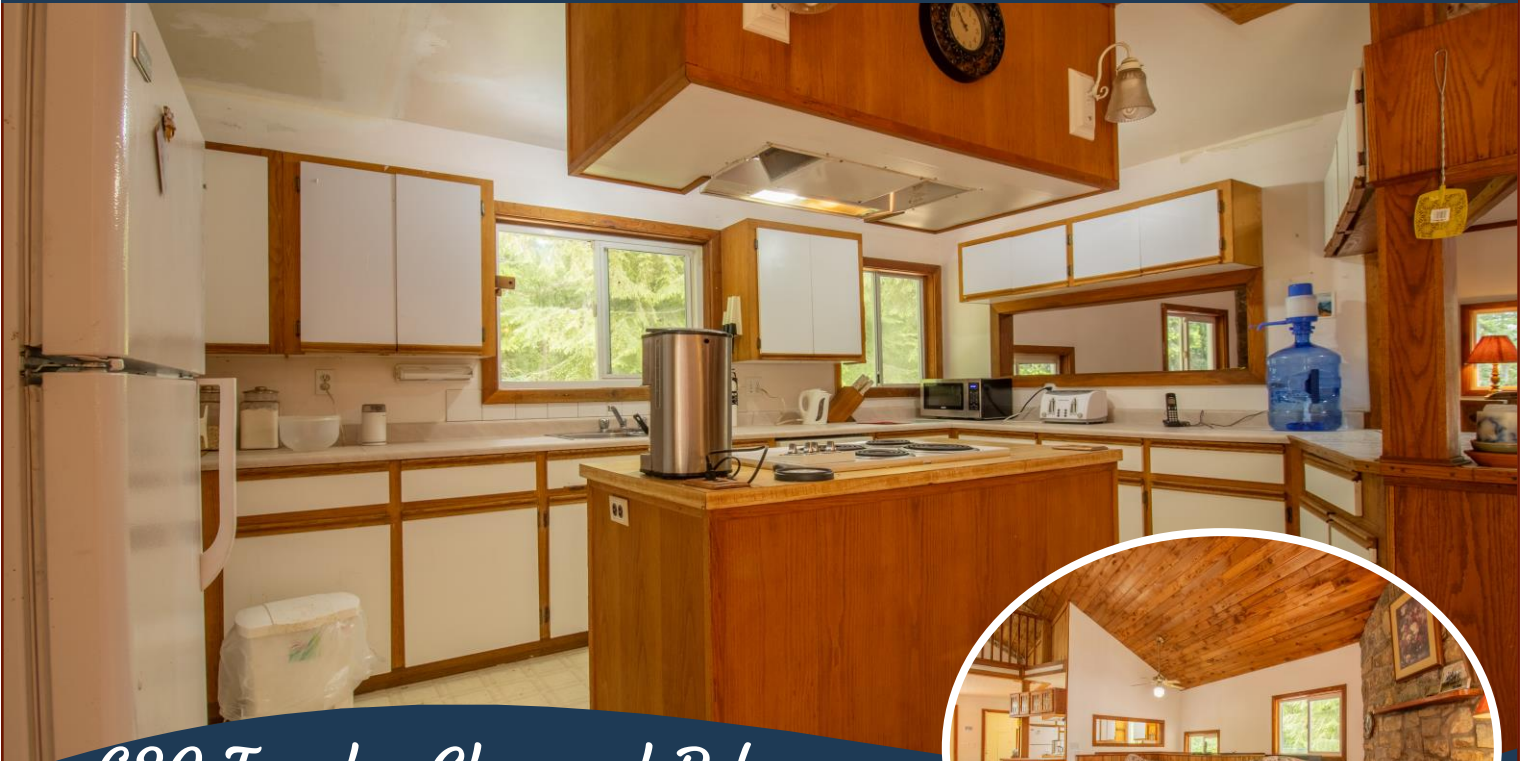
630 Tumbo Channel Rd



Are you looking for a solid family home with good bones to renovate into your dream home? Look no further. This 4BR, 2BA, 2 level + basement is being offered "AS-IS~WHERE-IS" on Sunny Saturna Island. Located in the desirable Tumbo Channel neighbourhood, it is close to beach accesses & East Point National Park. Originally built in 1991 with an open concept kitchen/dining/living main level floorplan, with primary BR & second BR separated by a full bath & an additional 2BR's upstairs separated by a 2-piece powder room; Ready for your updates. It sits in a rural setting with groomed lawns & bordering trees. This "Estate Sale" has been listed fairly at its current assessed value. Put on your tool belt & come see!



# Property Details



630 Tumbo Channel Rd



**Year Built:** 1991

**Lot Acres:** 0.44

**Bedrooms:** 4

**Bathrooms:** 2

**Fin SqFt:** 1,900

**Unfin SqFt:** 612

**Bsmt:** Partial,  
unfinished

**Bsmt Height:** 8ft

**Water:** drilled well

**Waste:** Septic Field

**Foundation:**

Concrete Poured

**Roof:** Metal

**Ext Fin:** Wood

**Heat:** Electric

**FP Location:**

Electric - Living  
Room

**Lot Features:**

-Rural

-Lawns bordered by  
trees

-Close to beach  
access

**Dockside Realty**  
Gulf Islands Vancouver Island

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# Plot Plan and Aerial View

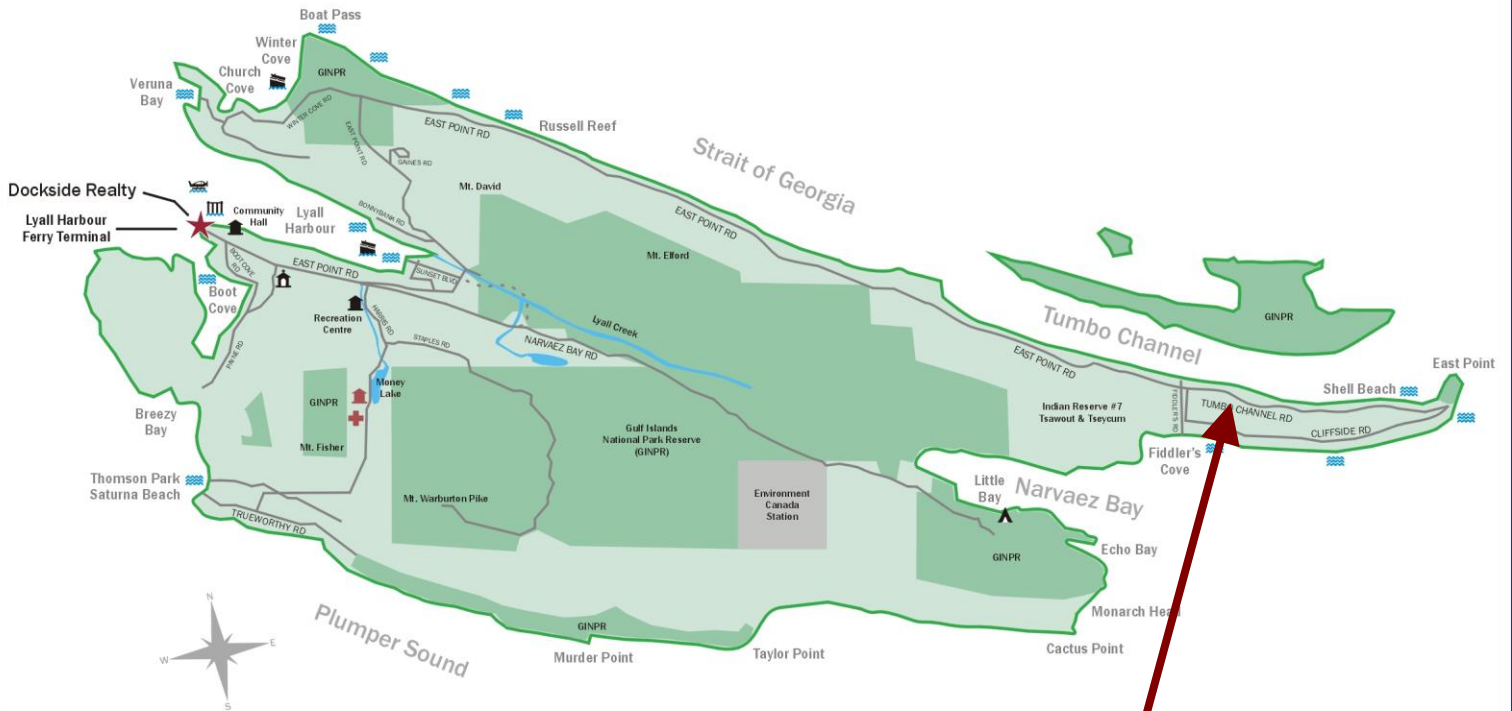


630 Tumbo Channel Rd



# Google Area Map

## Saturna Island British Columbia, Canada



**Subject Property  
630 Tumbo Channel Road**

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

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

***DISCLAIMER:*** While every effort is made to provide reliable information, Dockside 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.



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