



**Developable 1-Acre Ocean View
Lot - Bowen Island, BC**



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Developable 1-Acre Ocean View Lot

Bowen Island, BC

PROPERTY DETAILS

| | |
|------------------------|-------------------|
| Listing Number: | 24242 |
| Price: | \$1,375,000 + GST |
| Size: | 1 acre |

DESCRIPTION

Welcome to Lot 1 at Shore Lane, appraised at the asking price, this remarkable 1-acre ocean view property on Bowen Island, offers sweeping, panoramic views of the Salish Sea, West Vancouver, Downtown, UBC, and Mount Baker. This southeast-facing lot boasts a flat topography, which is rare to find on Bowen Island and perfect for designing a custom home that effortlessly integrates indoor and outdoor living, all while showcasing the stunning natural backdrop of Bowen's rugged landscape. Just steps from the Bowen Island Golf Course and minutes from pristine beaches, this property offers the rare balance of tranquility, recreation, and accessibility to Vancouver.

Delivered fully serviced with sewer, water, and hydro, this lot provides everything you need to create your dream island getaway. Hydro work will commence once the subdivision is registered, and all associated costs are included in the offer price. The flat nature of the land allows for limitless architectural possibilities, ensuring your home design can fully capture the surrounding views while suiting your unique needs. Whether you envision a sprawling modern retreat or a cozy island cottage, this property is the ultimate blank canvas for your vision.

Bowen Island is renowned for its vibrant community, outdoor activities, and easy access to Vancouver, just a short ferry ride away. This lot offers the perfect combination of serene island living with the conveniences of modern life. Don't miss this one-of-a-kind opportunity to build your dream home on this extraordinary piece of land. GST is applicable.

LOCATION

Lot 1, Shore Lane - Bowen Island, BC

DIRECTIONS

Contact listing agent.

AREA DATA

Cowan Point Lands, located near the southern tip of Bowen Island, is a 500-acre area known for its diverse topography, including bench lands, upland slopes, and ocean frontage. This area, developed since 2003 with a 9-hole golf course and homes, is designed for community living with various housing types. Bowen Island, part of Metro Vancouver, is accessible via an intricate road network. The Bowen Island Municipality oversees zoning, development, and community programs, with a population of approximately 3,680 that increases by 1,500 during summer. The island has schools under the West Vancouver School District, including a public elementary and a private middle school, with students commuting to the Mainland for high school. Snug Cove, the commercial center, offers essential services, retail, and dining, while nearby Artisan Square provides additional retail and wellness options. Tourism and the film industry significantly drive the island's economy.



VEGETATION

Bowen Island is richly adorned with lush vegetation and thick forest. Douglas fir, cedar, maple and arbutus trees are all found in abundance.

RECREATION

Despite Bowen Island's laid-back nature, there are many activities and adventures to undertake. Bowen Island Golf Club offers a challenging 9-hole course with scenic views of Vancouver and is just a few minutes from the subject lot. There are many hiking trails including Crippen Regional Park, Dorman Point Lookout, Killarney Lake and Mount Gardner. For a more cultured experience, visit one of the many local art galleries and workshops to view some of the local talent. For food enthusiasts Snug Cove and Artisan Square offer several dining options if you do not feel like cooking one evening.

In the immediate vicinity of the subdivision the following activities are available.

- Golfing
- Gardening
- Hiking/exploring

- Kayaking
- Swimming/snorkeling
- Scuba diving
- Boating/sailing
- Crabbing/fishing
- Birding/wildlife viewing
- Mountain biking
- Or simply relaxing and enjoying the serene ambiance

A 20-minute ferry ride away, back on the Mainland, you are 25 minutes from downtown Vancouver where you can take in a hockey game, enjoy some of the finest dining and nightlife in the world, or simply explore this great city.

Heading north on the Sea-to-Sky Highway, from Horseshoe Bay, you can quickly access the adventure towns of Squamish and Whistler. The opportunities are too many to enumerate but a short list includes:

- Sea-to-Sky Gondola
- Inland salmon fishing on the rivers around Squamish

- Unlimited hiking to one of the region's many alpine lakes
- Skiing/snowboarding Whistler-Blackcomb Ski Hill
- Camping
- Golfing Fury Creek Golf Course
- Relaxing at the Scandinavia Spa
- Rock climbing the Chief Mountain
- Paragliding
- Bungy jumping

If you choose to boat over to Gibsons and the Sunshine Coast, your recreational options are opened even wider with breweries and fine dining options available immediately on the water. The Sunshine Coast deserves a full weekend of discovery and exploration.

To possess the rural solitude and sense of security found on Bowen Island, so close to an iconic city like Vancouver, is simply amazing.

MAP REFERENCE

49°20'40.59"N and 123°21'25.18"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Water

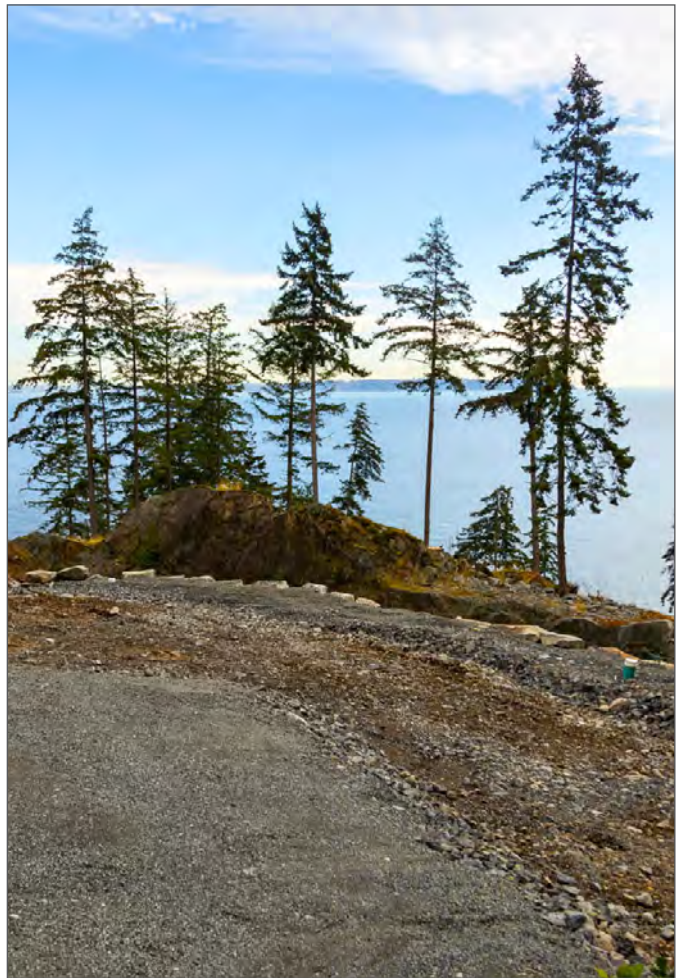
Water is provided by Cowan Point Utility Company Ltd. Hookups to water shall be at the lot line.

Sewer

Sewer is disposed of by Cowan Point Sewage Treatment Inc. Hookups to sewer shall be at the lot line.

Hydro/Cable/Telephone

Shall all be provided to the lot line.



TAXES

TBD Following Subdivision

ZONING

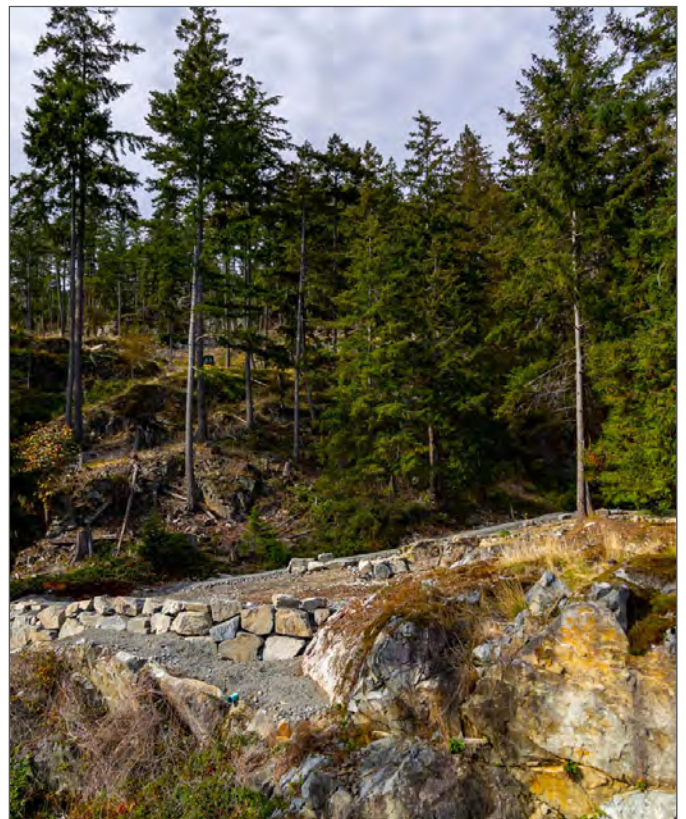
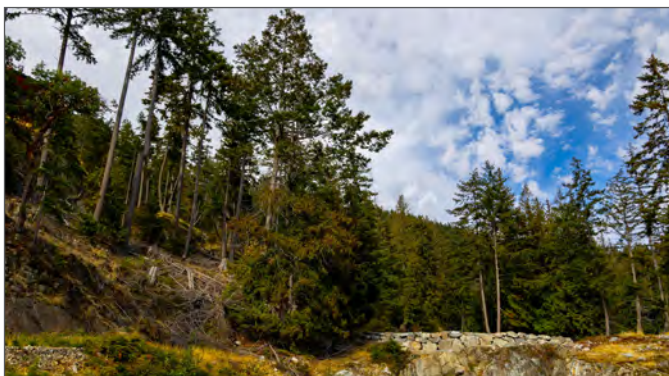
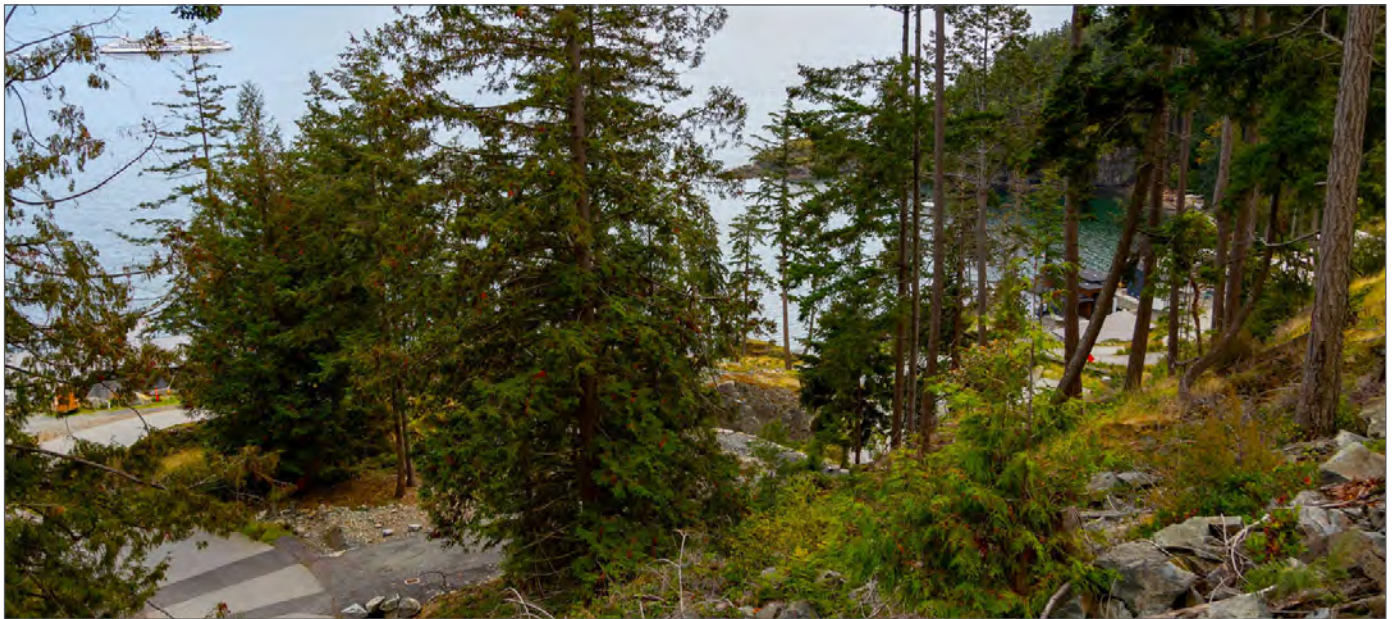
Comprehensive Development 6 (CD 6) Zone (Cowan Point)

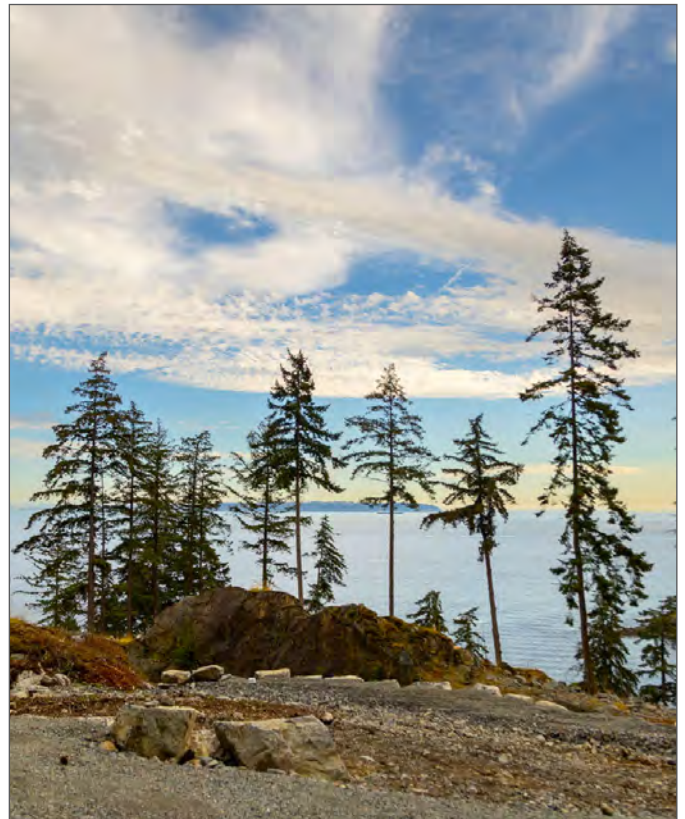
LEGAL

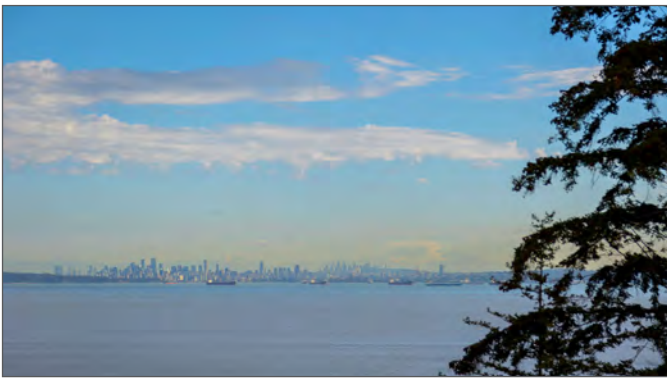
PROPOSED LOT 1, DISTRICT LOT 2448 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT PLANS EPP55410 AND EPP55411

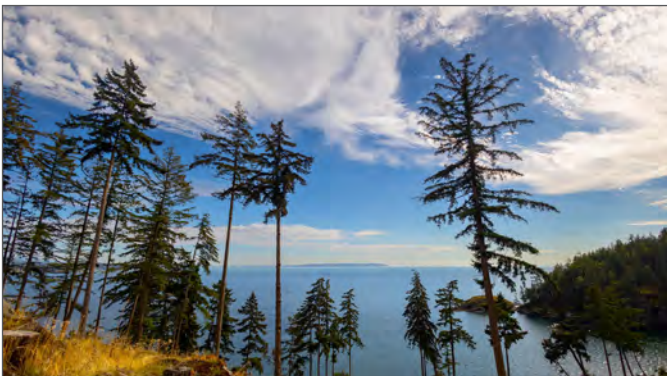
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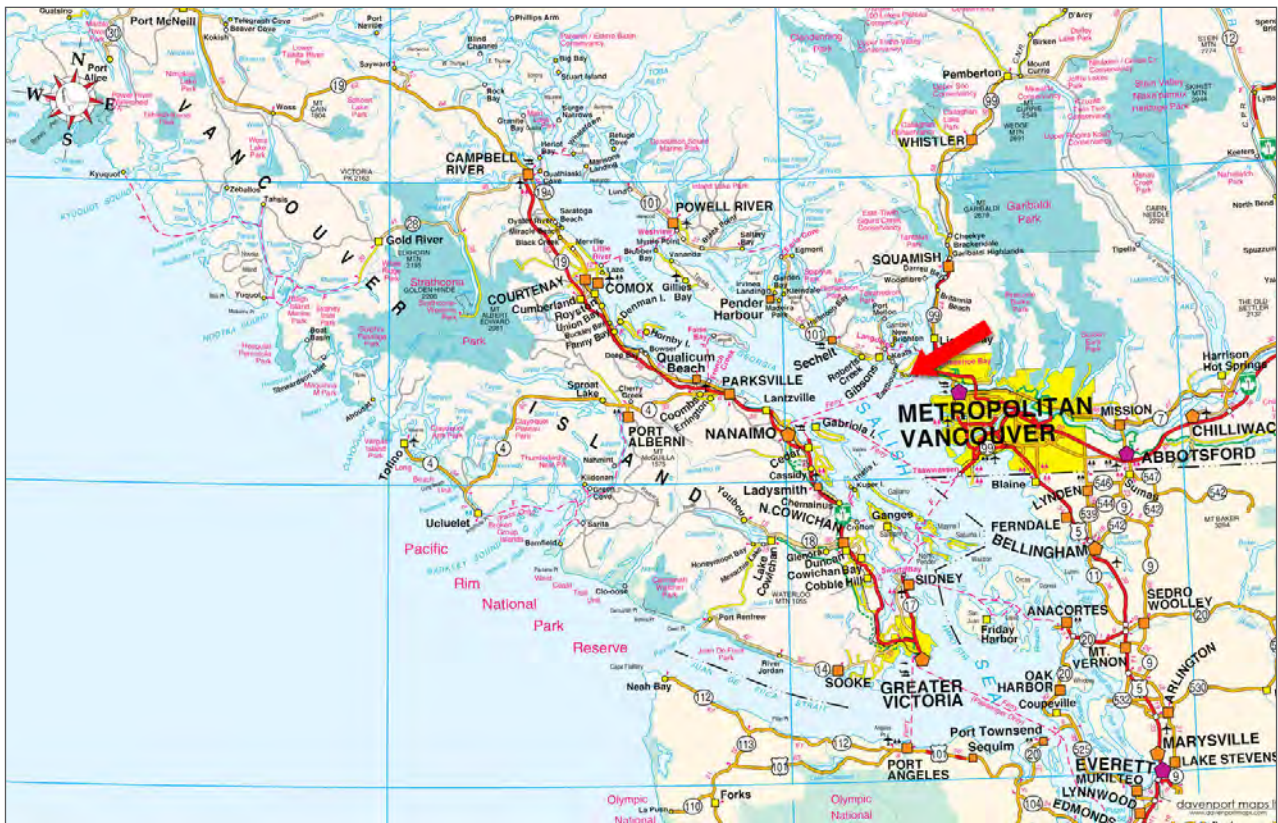


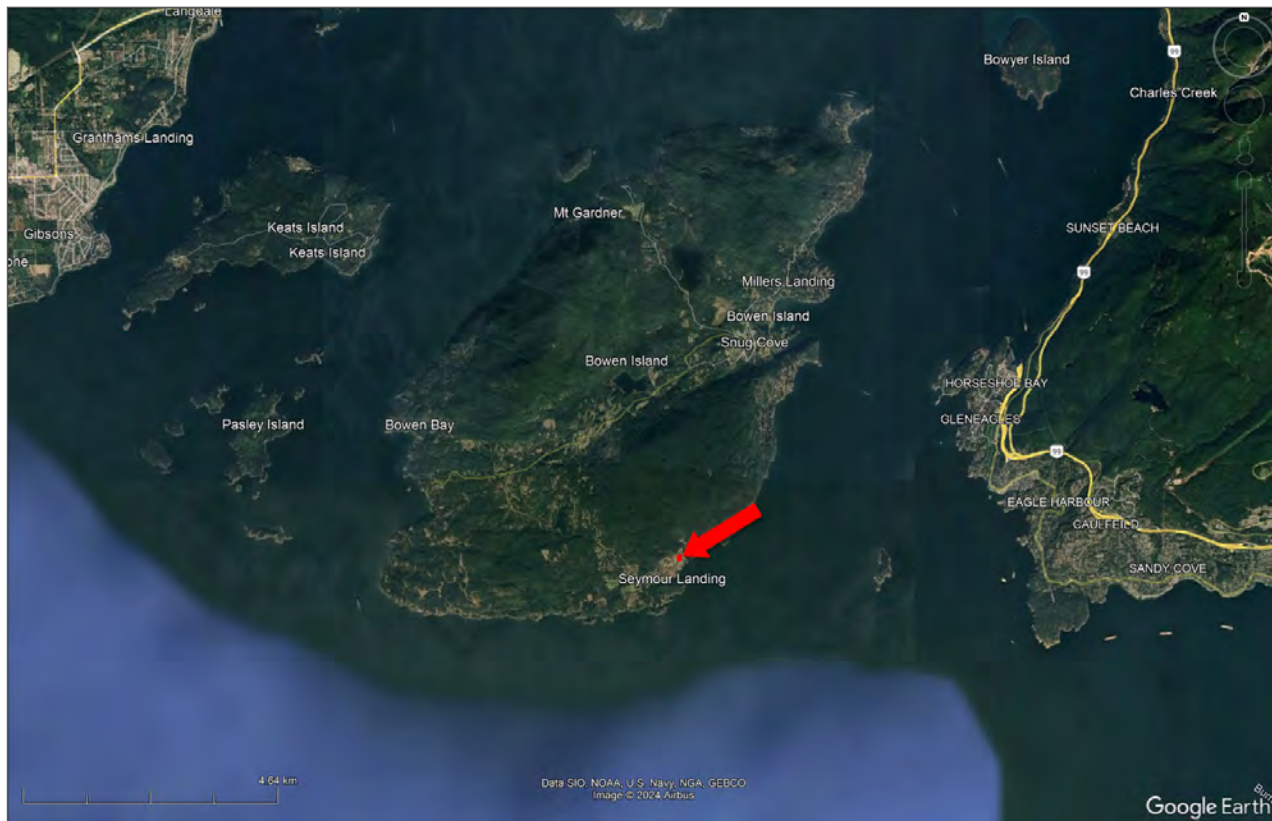
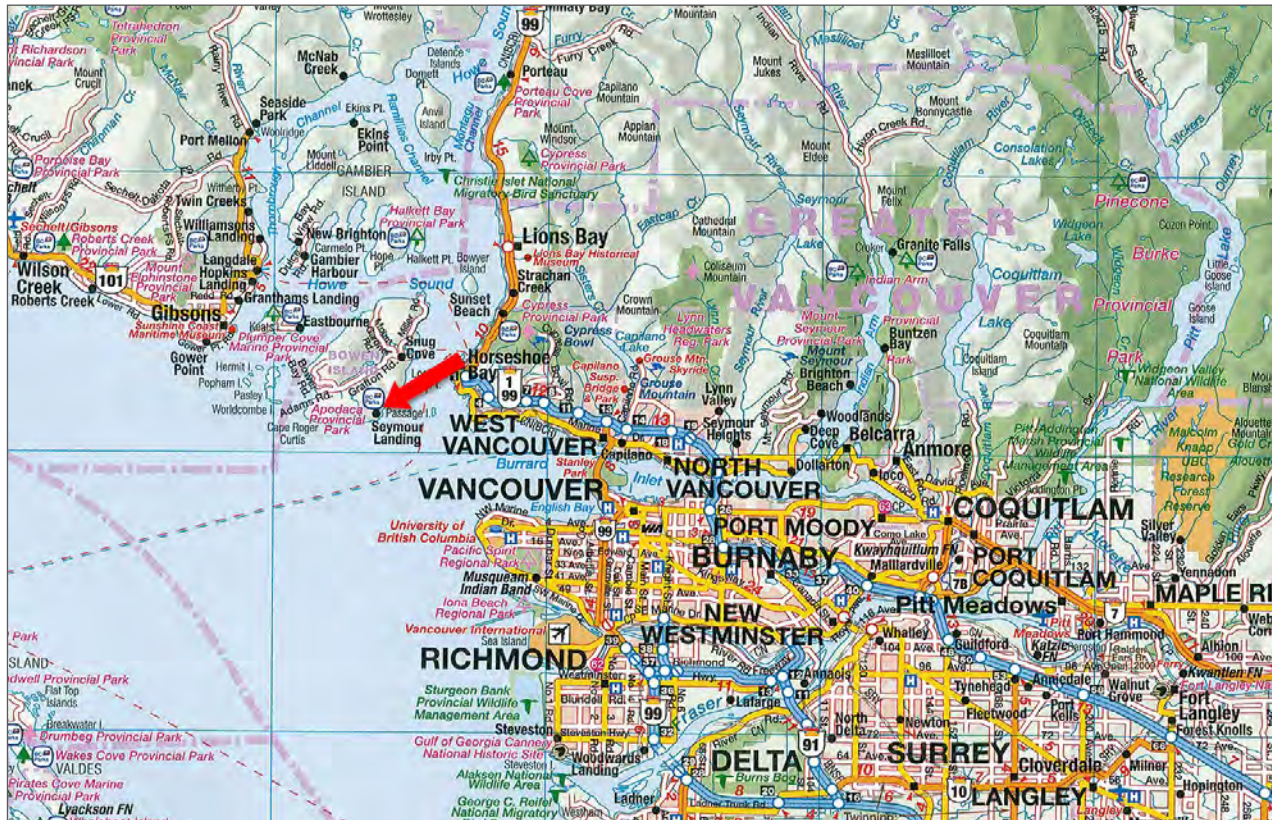
















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