



Custom Ocean View Home & Lot
Bowen Island, BC



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Custom Ocean View Home and Lot

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PROPERTY DETAILS

Listing Number:	24135
Price:	\$1,725,000 + GST
Size:	0.27 acres

DESCRIPTION

Custom Home and Land Package

Experience the perfect blend of natural beauty and modern living on Bowen Island with this 0.27-acre lot. Located in a new development area, this property boasts stunning ocean and golf course views, offering a serene backdrop for your dream home. The deal includes the construction of a new home, tailored to your specifications through a construction contract. Featuring an unfinished basement, the home provides ample opportunity to customize the layout to suit your needs and desires. While a garage or carport is optional and not included in the price, you can enjoy the convenience of a brand-new build in a fully serviced lot, creating your personalized oasis in a tranquil and picturesque setting.

Bowen Island, part of Metro Vancouver, is renowned for its charming small-town feel and abundant recreational opportunities. Whether you enjoy hiking the lush trails of Mount Gardner, kayaking in the crystal-clear waters of Howe Sound, or playing a relaxing round of golf, Bowen Island offers endless activities for outdoor enthusiasts. The island's beaches are perfect for sunbathing, swimming, and picnicking, providing a perfect escape from the hustle and bustle of city life. With a close-knit

community and easy access to the mainland via a short ferry ride, Bowen Island combines the tranquility of island living with the convenience of urban amenities. This unique property not only offers a stunning location for your dream home but also the chance to immerse yourself in a vibrant and active community.

Developer Details

Bowen Island Properties has been involved in building communities, creating new neighbourhoods, and constructing homes on Bowen Island since 1988. Its passion and vision, shared with equally passionate community groups and individuals, have helped to create the cherished communities of Cates Hill, major parts of Cowan Point, and the emerging community of Seymour Landing. All of which have helped to shape much of the island as it is today, and will continue to shape it.

Not only has Bowen Island Properties built a solid reputation as a developer and home builder, they have also helped to create and been part of some of Bowen's most prominent gathering places (Village Square, Cates Hill Chapel, Rivendell Retreat, Artisan Square, Bowen Island public golf course) and educational facilities (Island Pacific School, The Children's Centre, and Tir-na-nOg Theatre School).

Like the entrepreneurial pioneers of the past, Wolfgang Duntz and Daron Jennings (managing partners of Bowen Island Properties) share in the belief that Bowen Island is a "jewel yet to be discovered"—a unique place with all the natural beauty, safety, and tranquility that only an island can

provide, and yet remain conveniently connected to one of the world's most desirable cities.

Bowen Island Properties will remain true to its passion of being part of building an island community that rests solidly on the lasting principles of sustainability that are applied with joy, wisdom, and integrity.

“Our purpose is to create neighbourhoods where people love to live.”

LOCATION

759 Seymour Bay Drive - Bowen Island, BC

DIRECTIONS

Contact Listing REALTOR®

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 lots. 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
- Bungee 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°20'38.96"N and 123°21'27.21"

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

\$4,037.64 (2024)

GST applicable on the sale.

ZONING

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

LEGAL

LOT 8 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP125993

PID 032-108-893



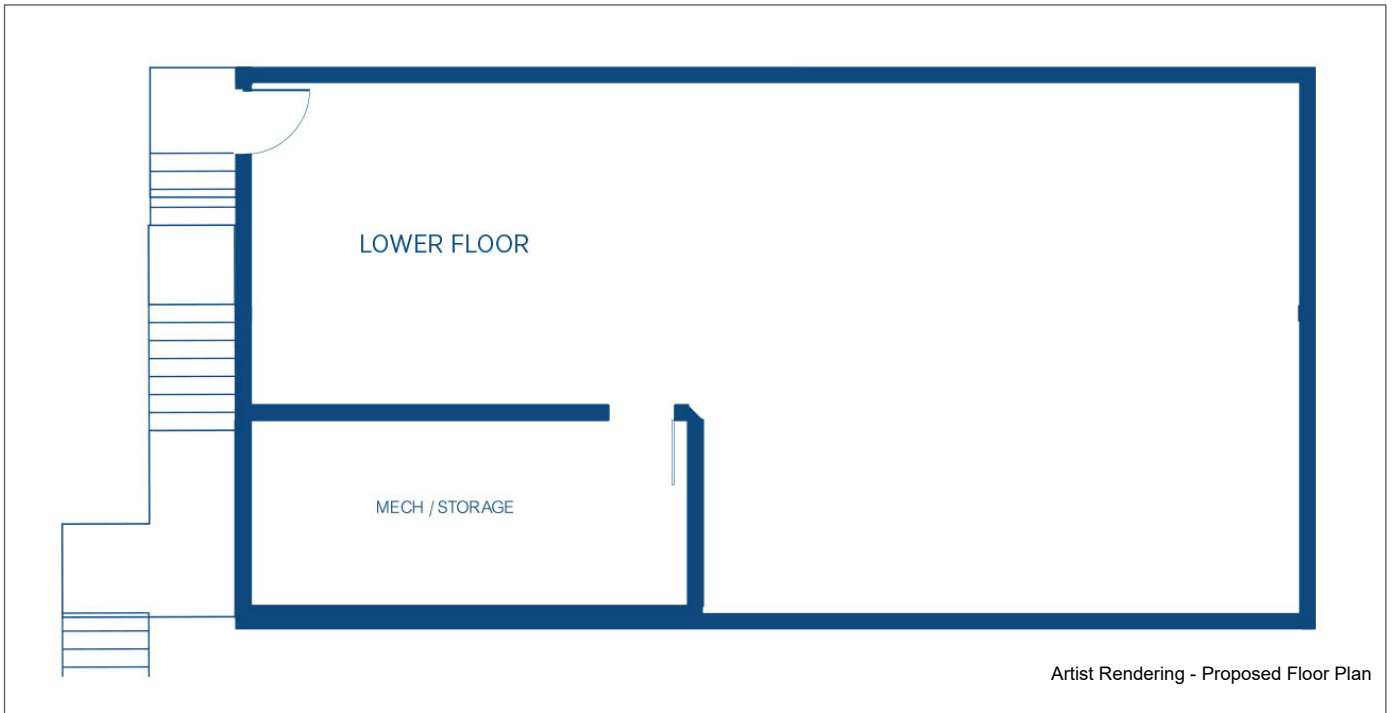




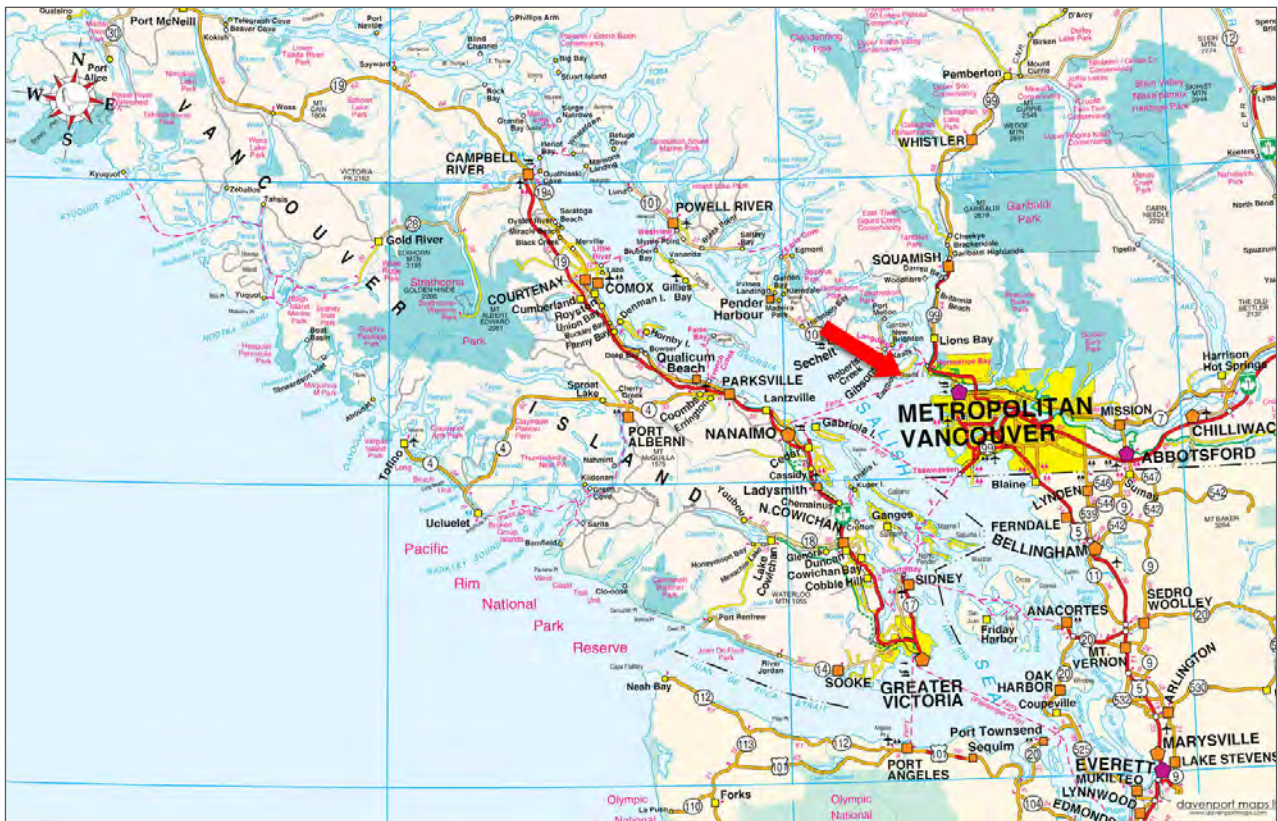
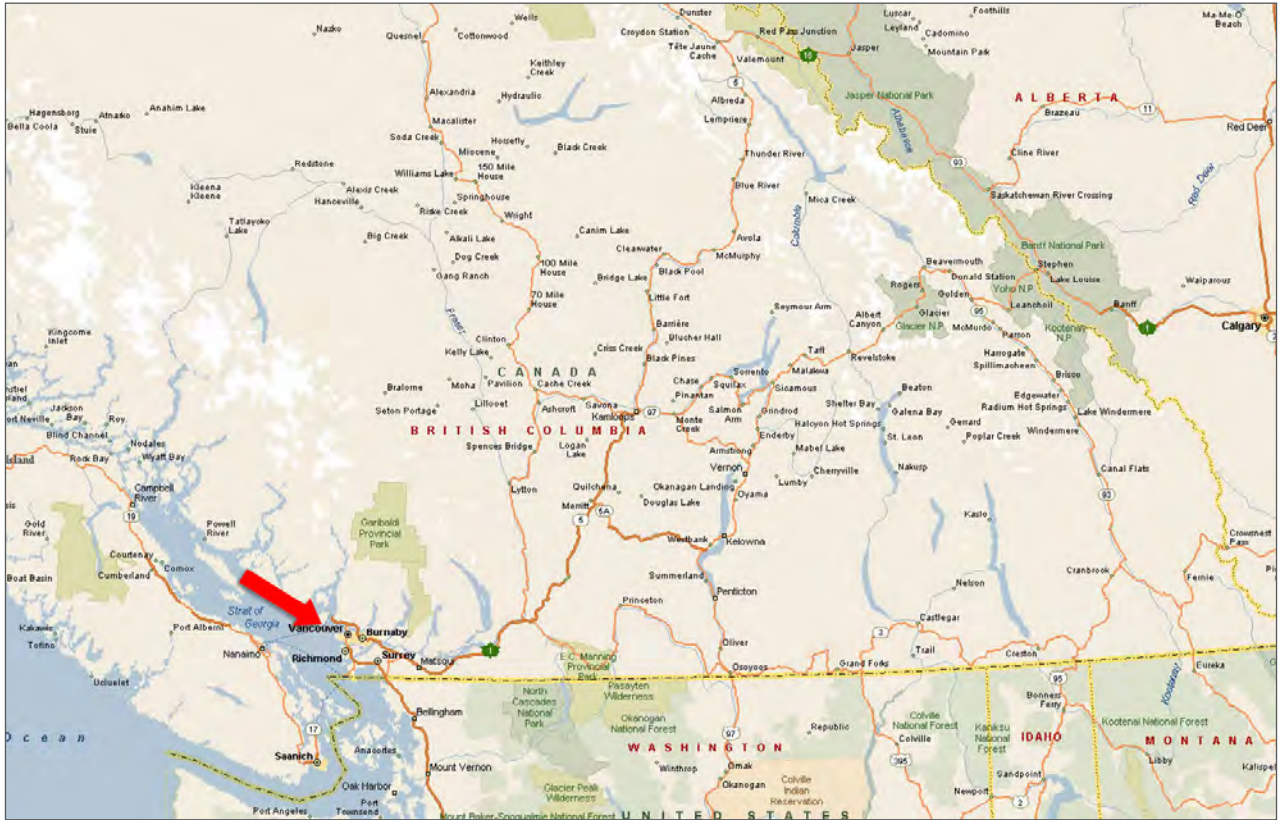
Artist Rendering - Proposed Floor Plan

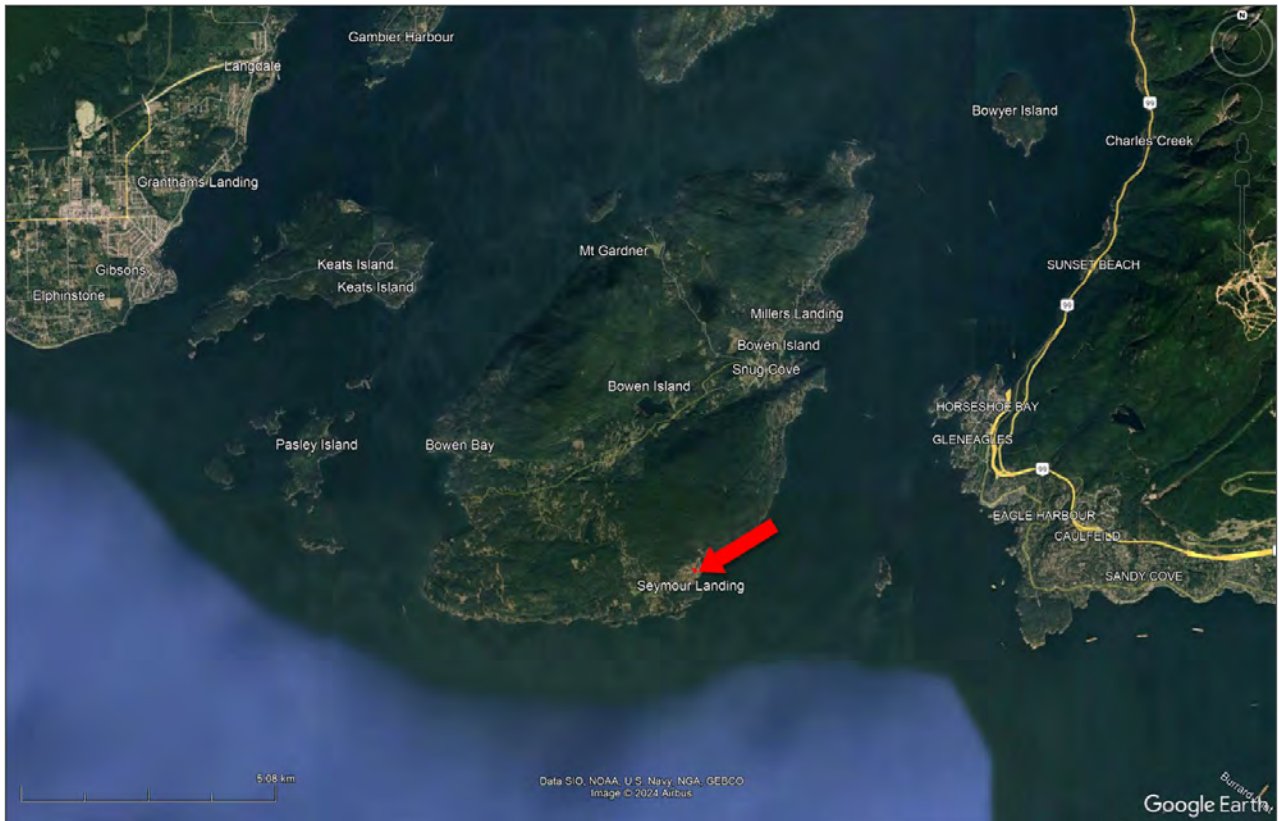
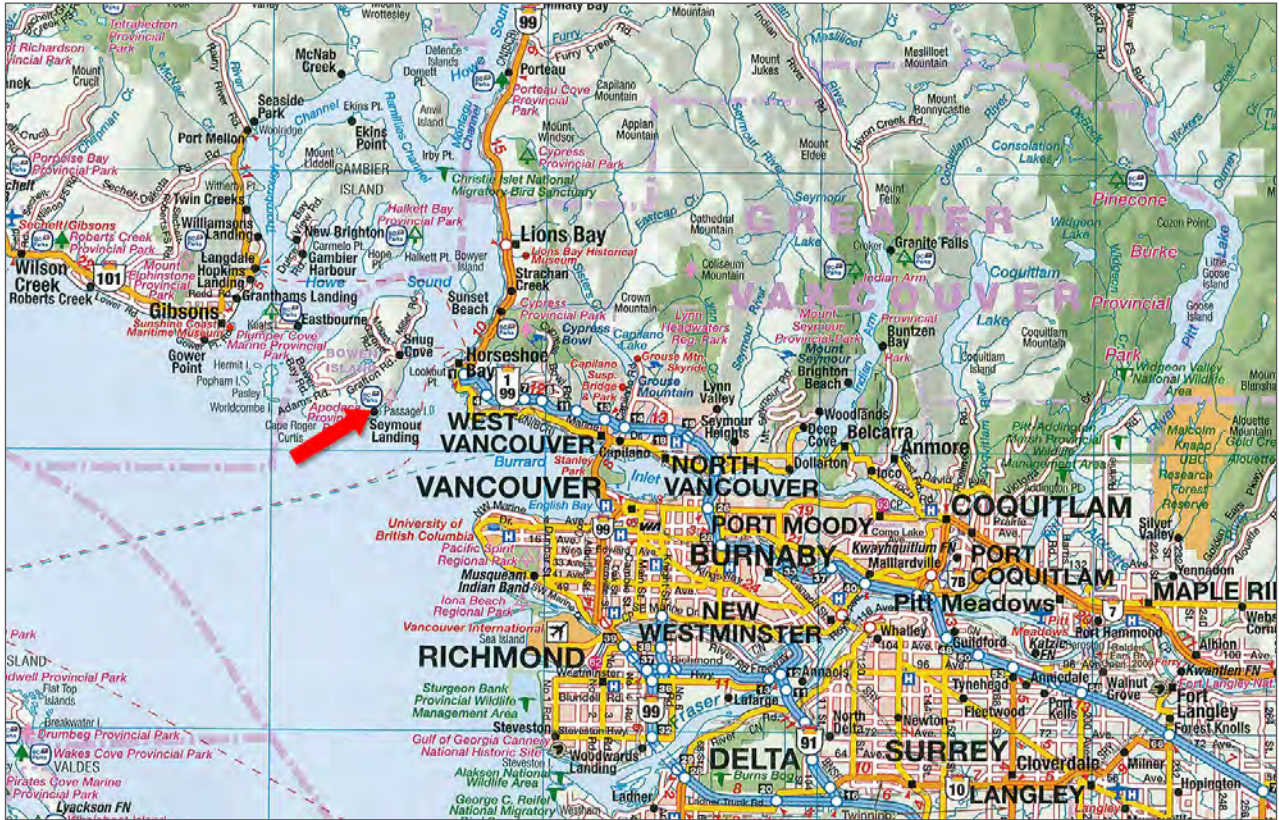


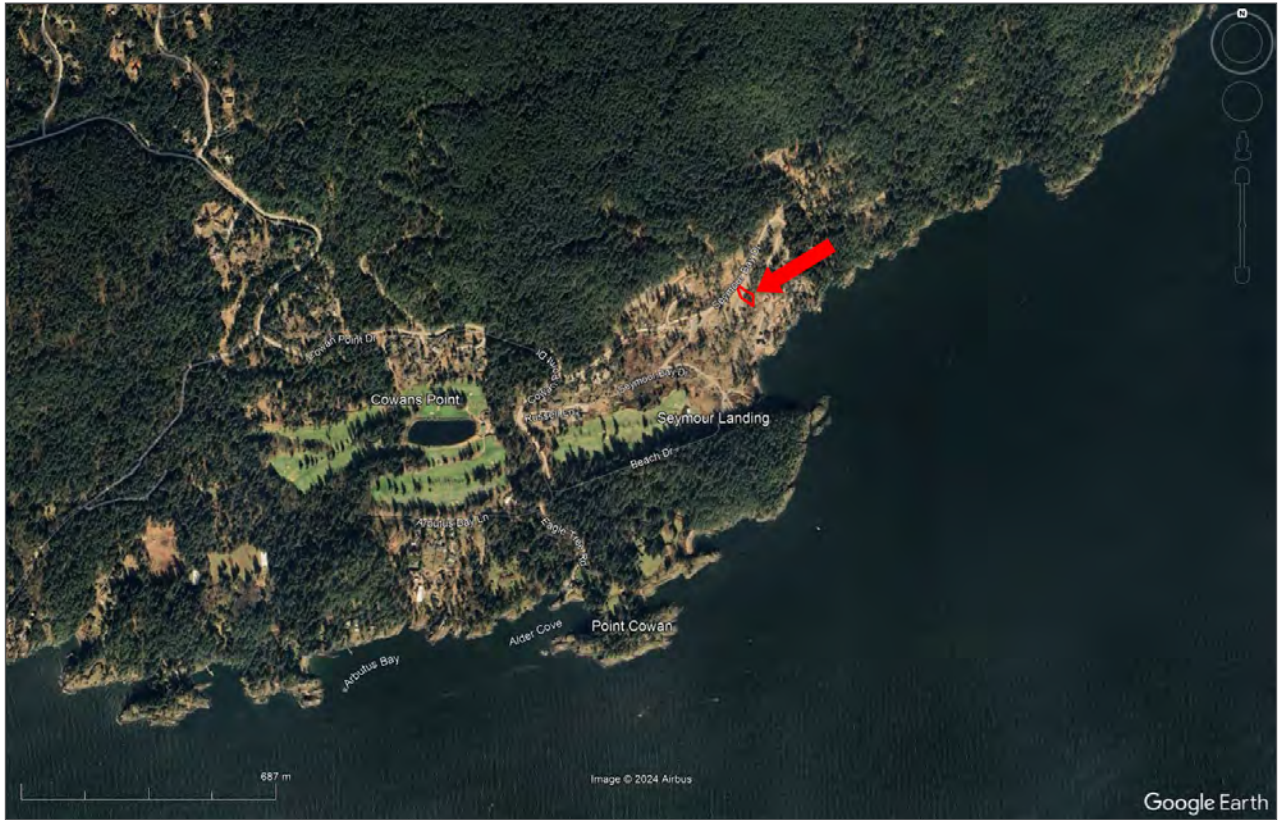
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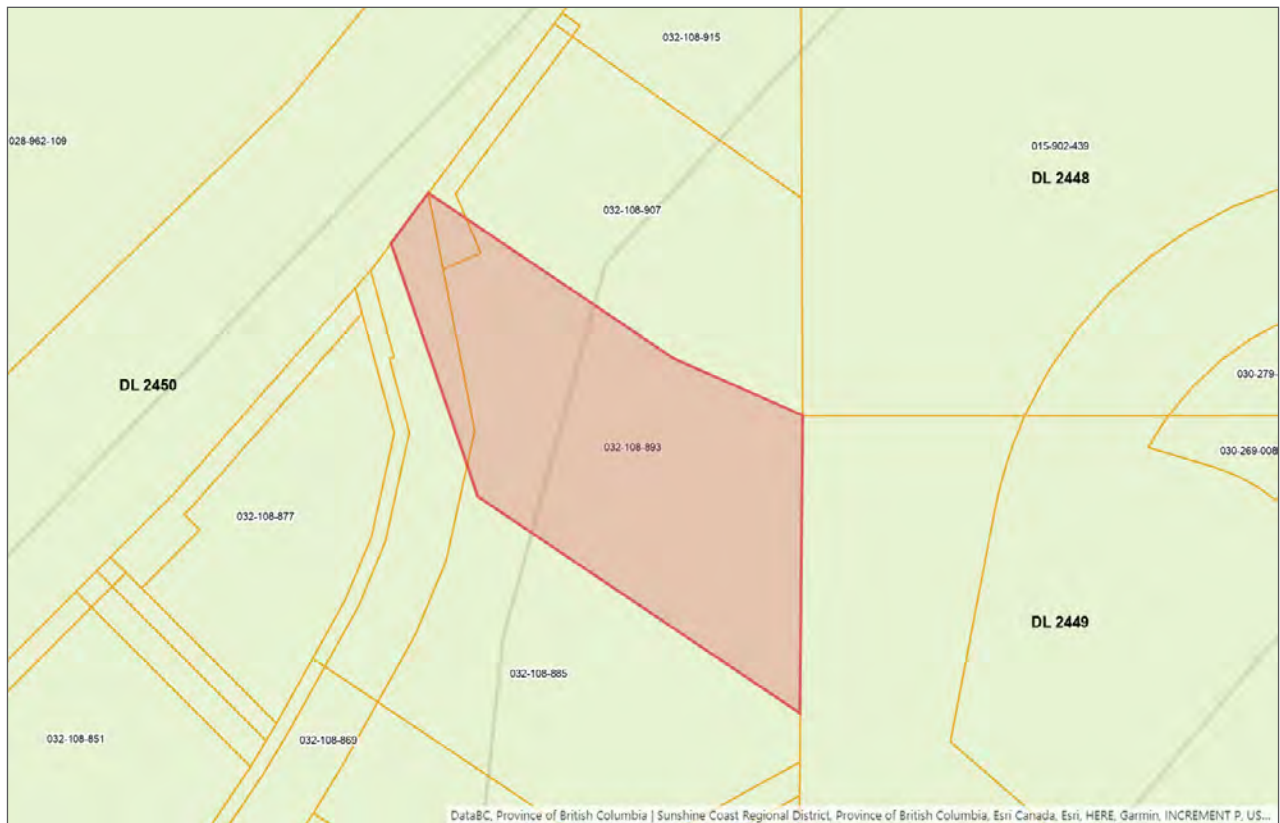
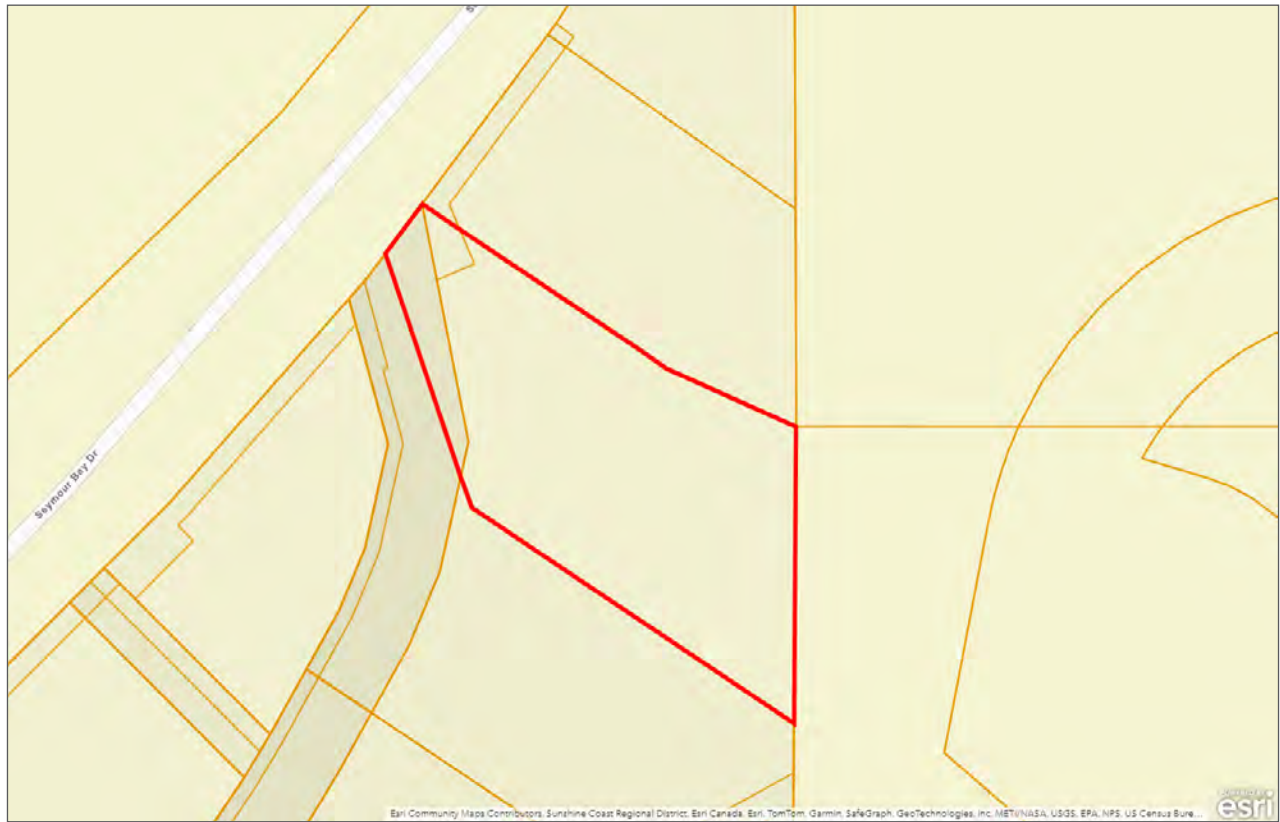














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