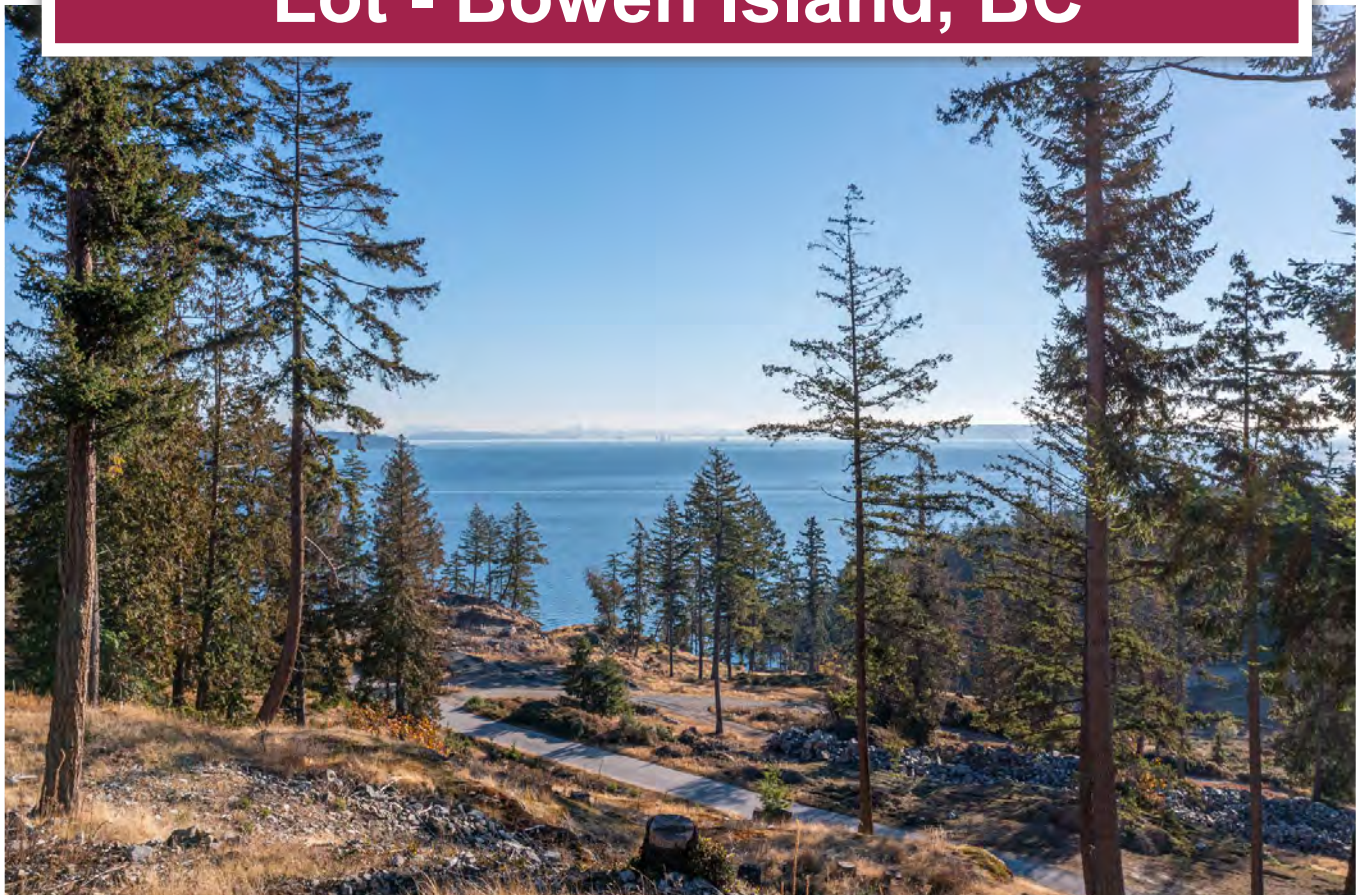




**Buildable 0.67-Acre Ocean View
Lot - Bowen Island, BC**



Cole Westersund
Personal Real Estate Corporation
cole@landquest.com
(604) 360-0793



Chase Westersund
Personal Real Estate Corporation
chase@landquest.com
(778) 927-6634



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Buildable 0.67-Acre Ocean View Lot

Bowen Island, BC

PROPERTY DETAILS

Listing Number:	25129
Price:	\$1,025,000 + GST
Taxes (2025):	\$3,054.92
Size:	0.67 of an acre

DESCRIPTION

This 0.67-acre lot on Bowen Island offers a beautiful and peaceful setting to build your dream home, surrounded by nature and elevated by sweeping ocean views. Located in the growing community of Seymour Landing at Cowan Point, the property features gently sloping terrain with plenty of space for a custom home, a two-car garage, garden, and private green space. Whether you're envisioning a weekend retreat or a full-time residence, this lot provides the flexibility and tranquility to create something truly special.

The property is fully serviced, with hydro, cable, Internet, sewer, and water connections brought right to the lot line, making the building process smooth and efficient. Paved road access ensures easy year-round use, and the lot is just 15 minutes from Snug Cove, Bowen Island's main hub for shopping, dining, and ferry access. It's also within walking distance to the beach and the Bowen Island Golf Course, offering immediate access to outdoor recreation in one of the island's most desirable areas.

LOCATION

818 McIntosh Lane - Bowen Island, BC

AREA DATA

Cowan Point Lands, located near the southern tip of Bowen Island, span 500 acres of diverse topography, including oceanfront, bench lands, and upland slopes. Development began in 2003 with a 9-hole golf course and continues today with thoughtfully planned communities offering a mix of housing types. Bowen Island, just 3 km from the mainland and part of Metro Vancouver, is accessible by a well-connected road network and ferry service from Snug Cove. With a full-time population of around 3,680 that swells in summer, it remains a peaceful bedroom community. The island is governed by Bowen Island Municipality, which oversees development, parks, and recreation. Schools include a public elementary, a private middle school, preschools, and off-island high school transport. Snug Cove serves as the island's commercial hub, offering essential services, restaurants, and a marina, while nearby Artisan Square adds shops, galleries, and wellness amenities. Tourism and film also contribute to the local 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 its relaxed pace, Bowen Island offers a wide range of outdoor and cultural activities. Just minutes from the property, enjoy golfing at Bowen Island Golf Club, hiking in Crippen Park, exploring Mount Gardner, or kayaking and swimming along the coastline. Snug Cove and Artisan Square provide dining, galleries, and local charm when



you're ready to unwind. The surrounding area offers even more, Vancouver is only 25 minutes from the ferry terminal, with world-class dining, sports, and entertainment. Head north to Squamish or Whistler for skiing, climbing, alpine lakes, and endless mountain adventures. Or boat to Gibsons and the Sunshine Coast to enjoy breweries, restaurants, and coastal escapes. Living on Bowen Island means enjoying peaceful seclusion with unparalleled access to nature, recreation, and the best of city life.

MAP REFERENCE

49°20'36.62"N and 123°21'41.84"W

SERVICES

Each lot within the subdivision will be fully serviced with the following:

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.

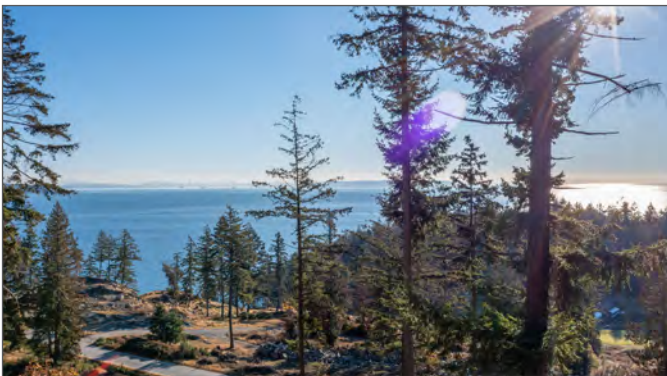
ZONING

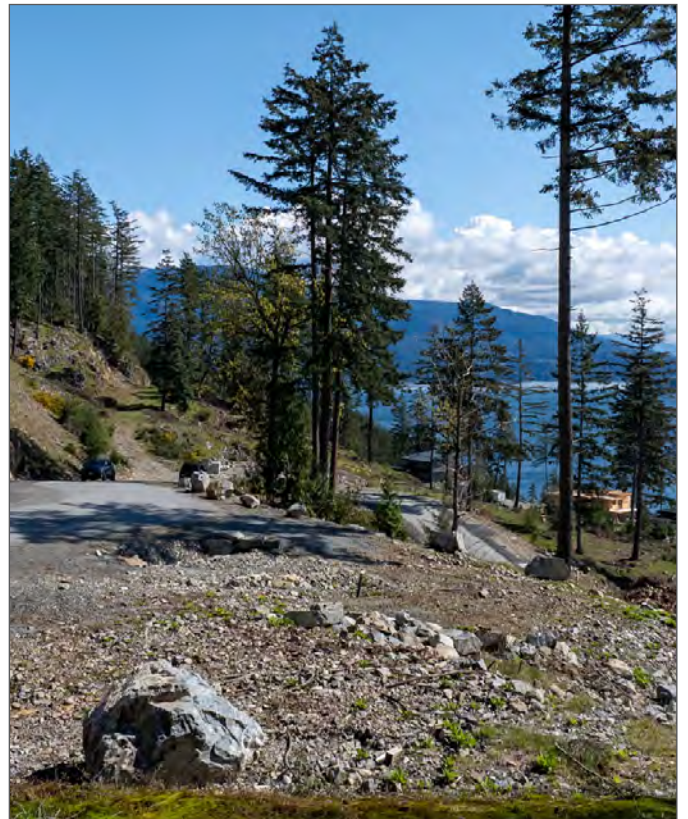
Comprehensive Development 6 (CD 6) Zone (Cowan Point)

LEGAL

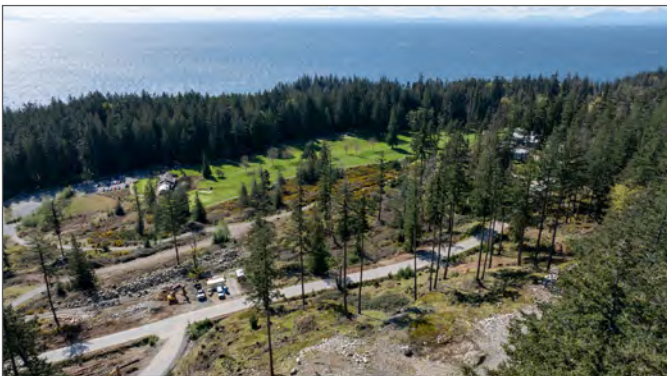
LOT 2 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP123602

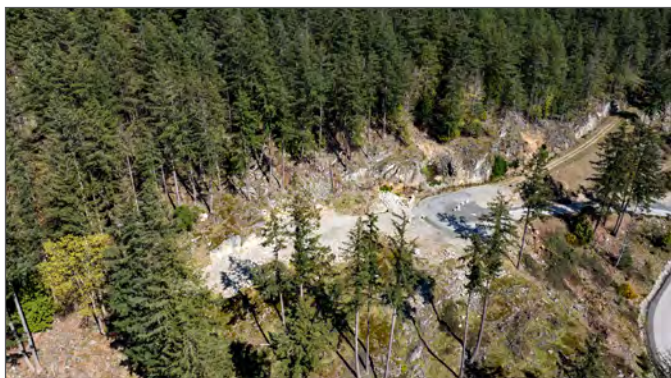
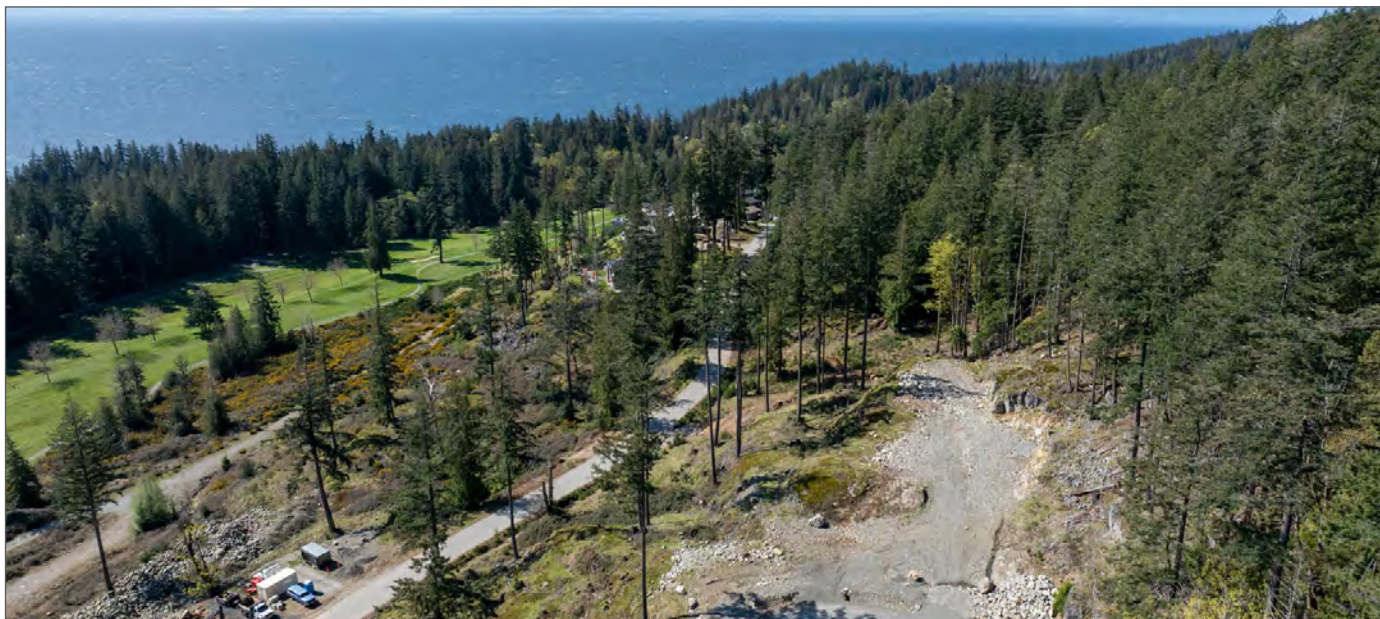
PID 032-290-683

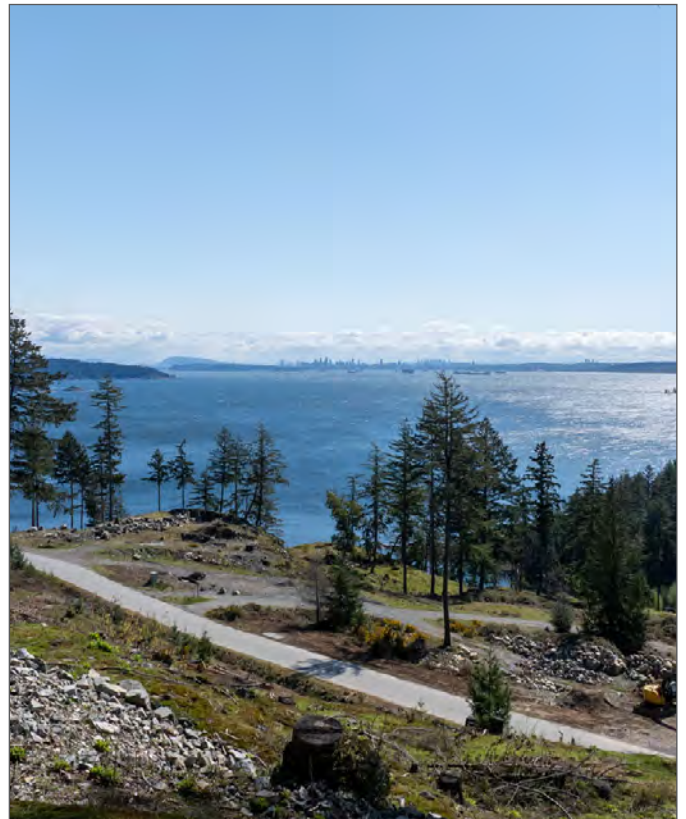
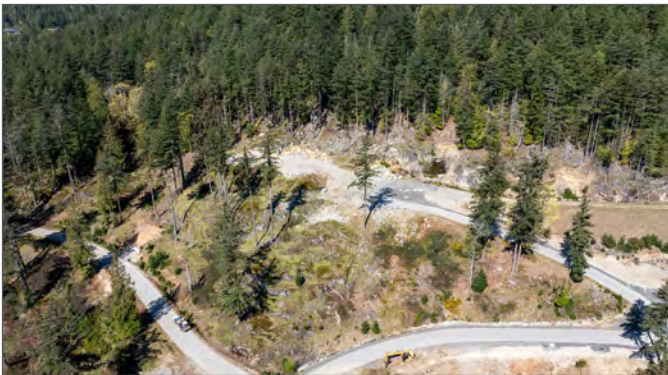


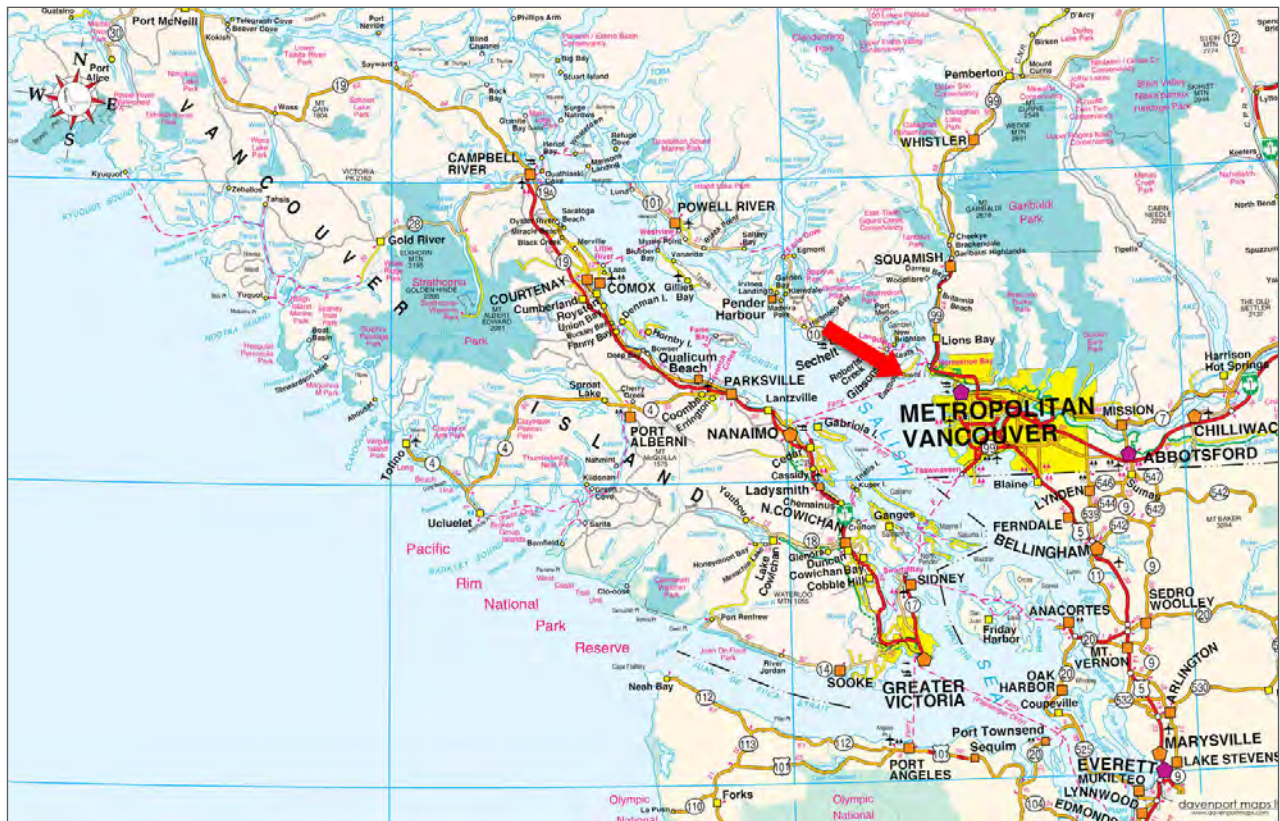


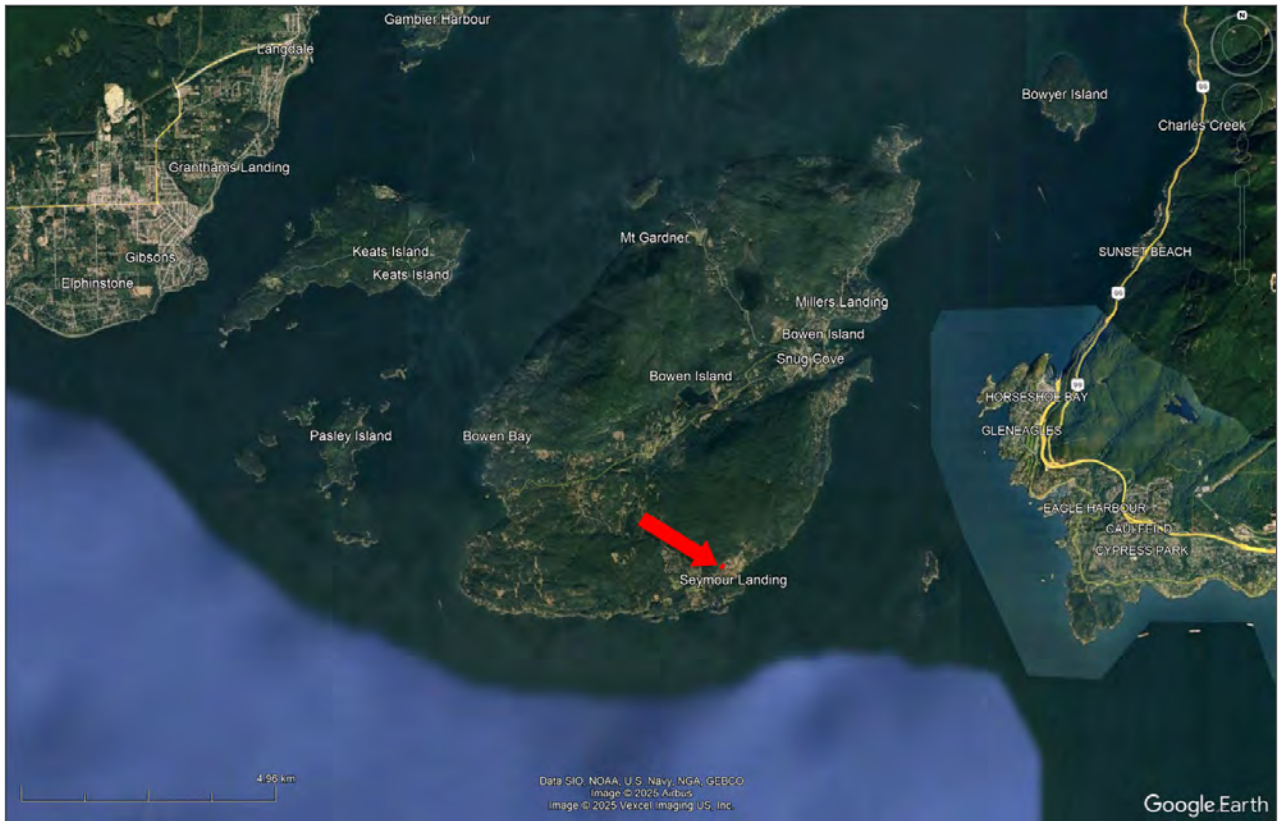
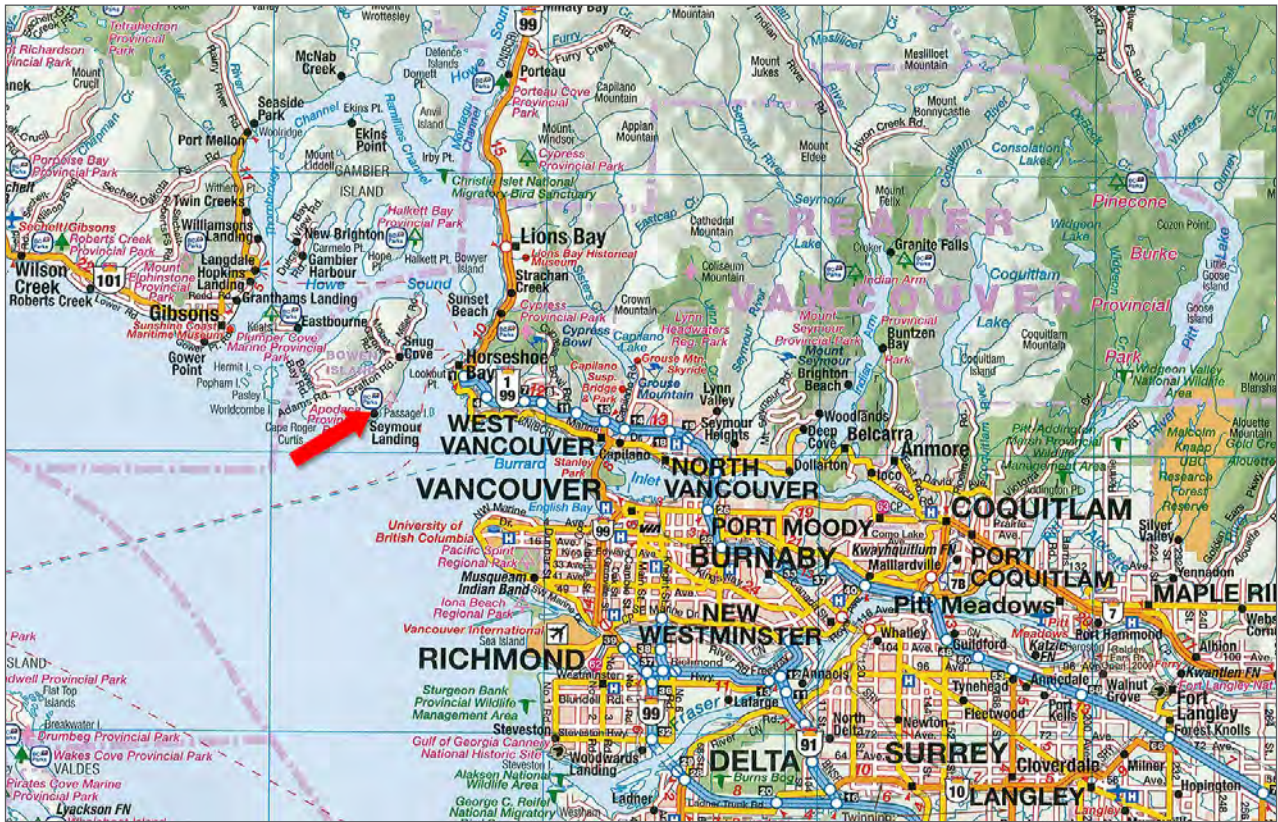




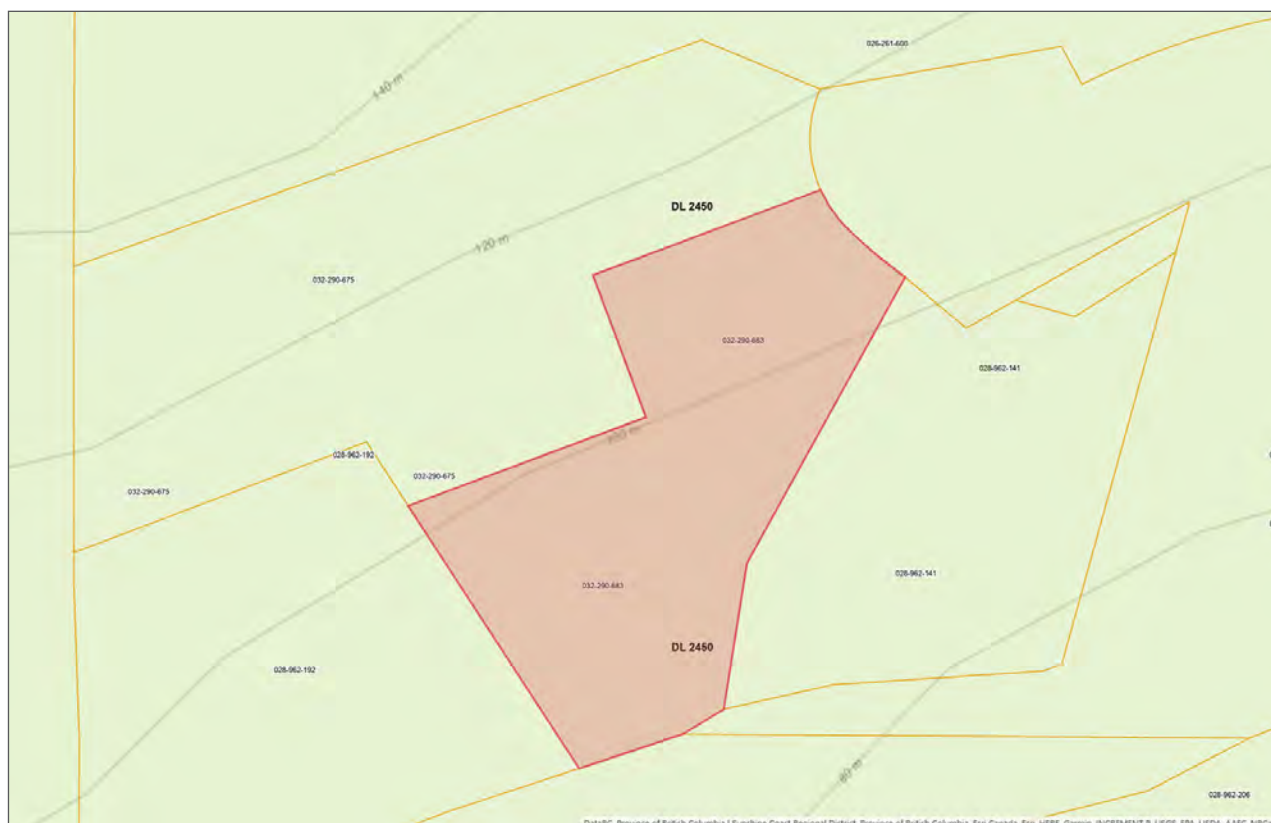












[illegible]



Marketing British Columbia to the World®



www.landquest.com



Cole Westersund

Personal Real Estate Corporation

Representative

cole@landquest.com

(604) 360-0793



Chase Westersund

Personal Real Estate Corporation

Representative

chase@landquest.com

(778) 927-6634



WESTERN LAND GROUP

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.