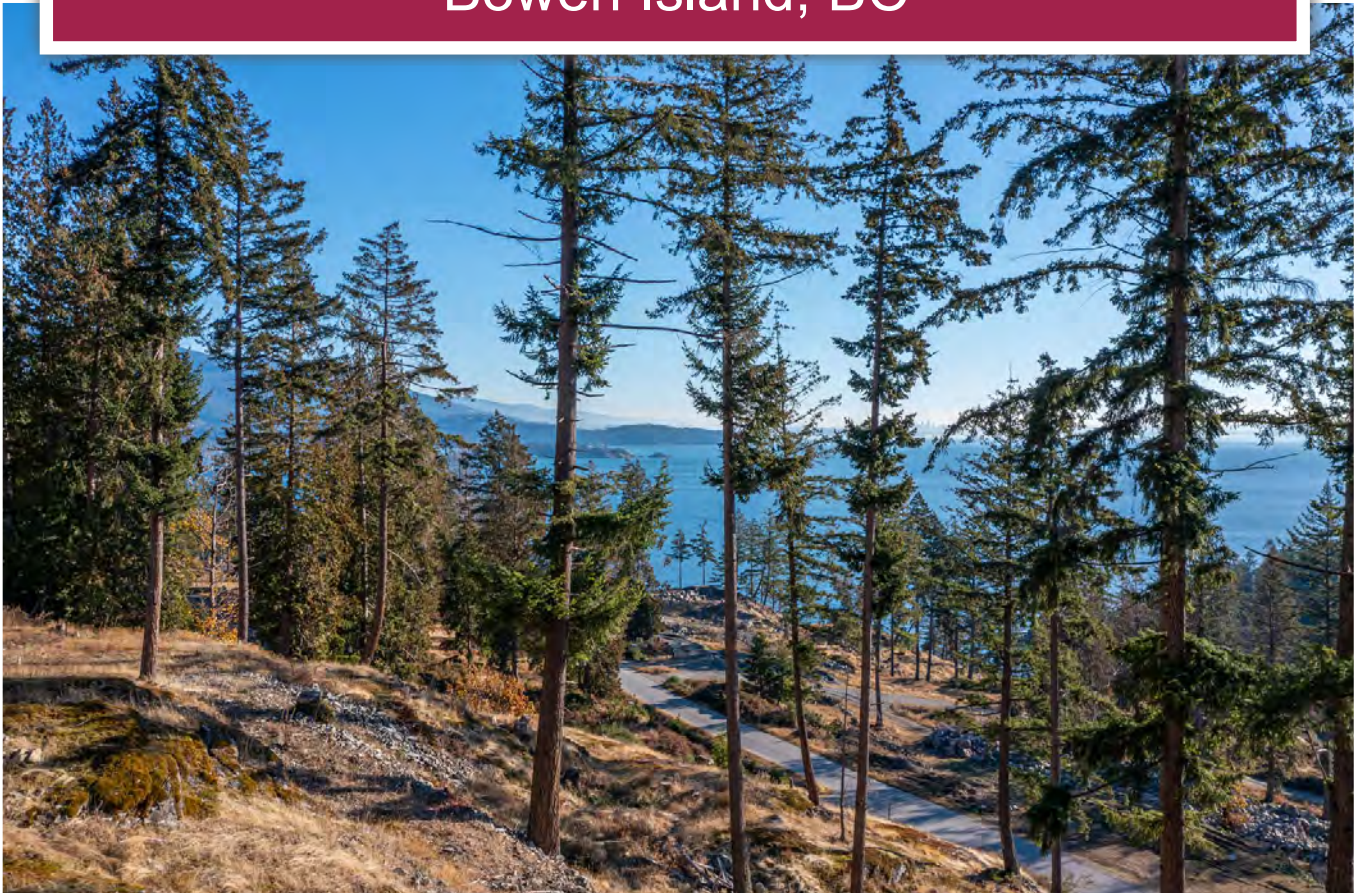




1.03-Acre Ocean View Island Lot
Bowen Island, BC



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1.03-Acre Ocean View Island Lot

Bowen Island, BC

PROPERTY DETAILS

Listing Number:	25130
Price:	\$975,000 + GST
Taxes (2025):	\$3,251.82
Size:	1.03 acre

DESCRIPTION

This remarkable 1.03-acre island lot is ready for development and your creative architectural vision. The terrain is gently sloped with a mix of open space and natural vegetation, offering idyllic build sites that capture stunning views out over the ocean and the nearby Bowen Island Golf Course. Fully serviced and easily accessed by paved road, the property presents a rare opportunity to design and build a custom home in one of the island's most peaceful and picturesque settings.

Situated in a highly desirable area of Bowen Island, the lot is just minutes from the beach, Bowen Island Golf Course, and the Snug Cove Ferry Terminal, making commuting or weekend trips to and from the mainland simple and convenient. Whether you're looking to build a full-time residence or a serene weekend retreat, this lot offers the space, location, and lifestyle potential to make it all possible. Surrounded by nature and recreation, it's a place to live more freely, more creatively, and more connected to the beauty around you.

LOCATION

822 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°20'37.78"N and 123°21'43.49"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

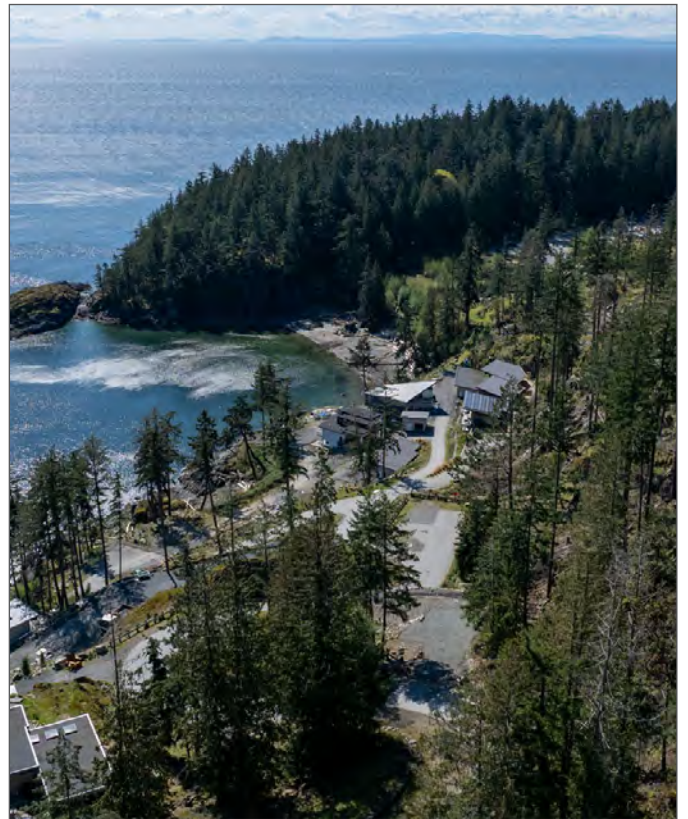
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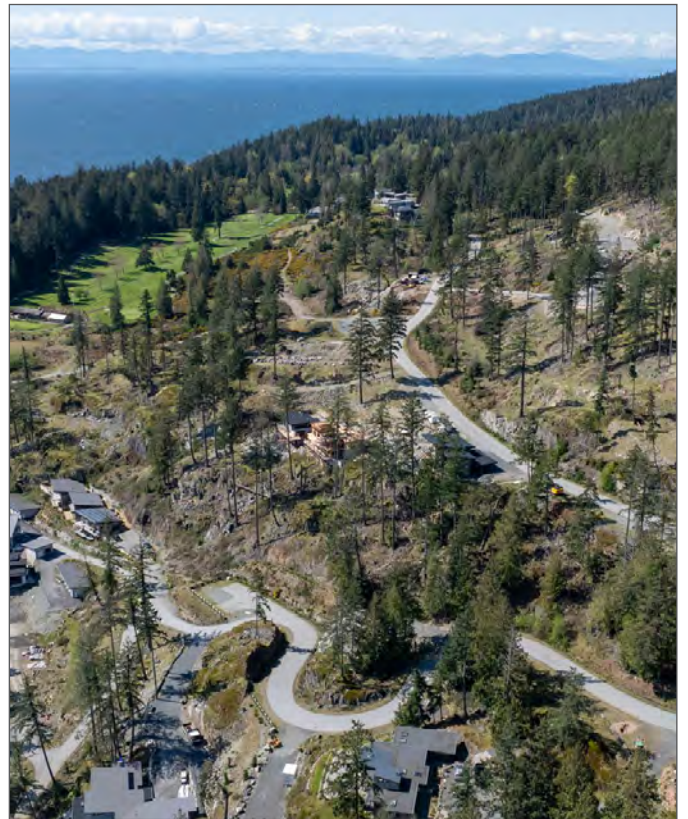
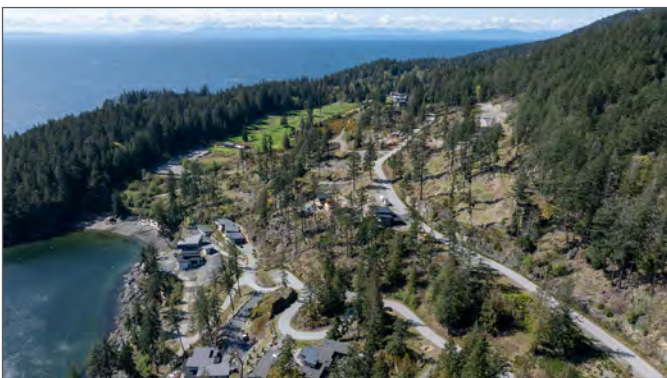
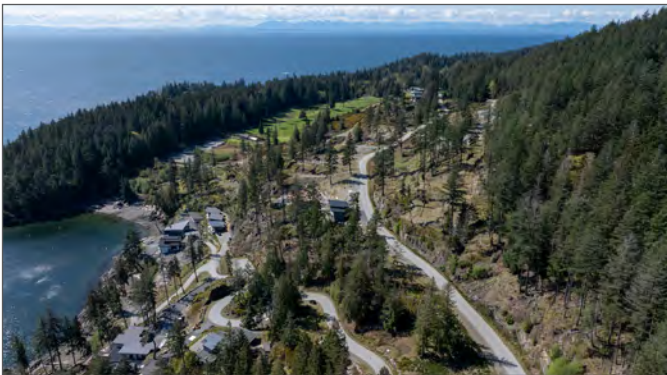
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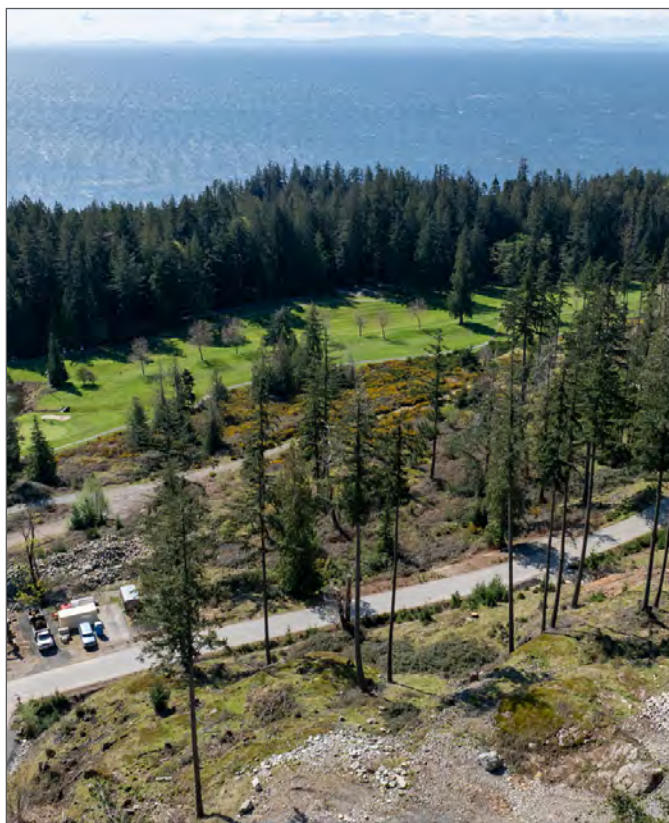
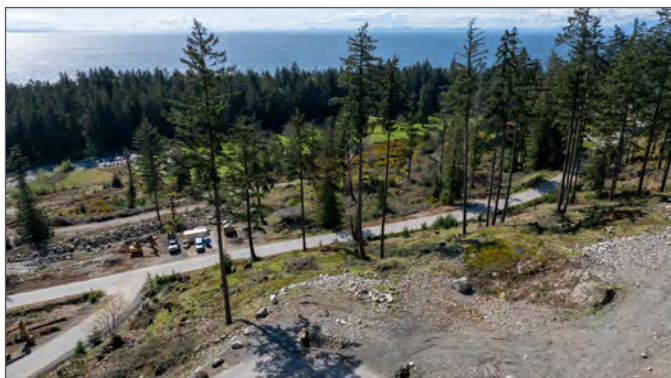
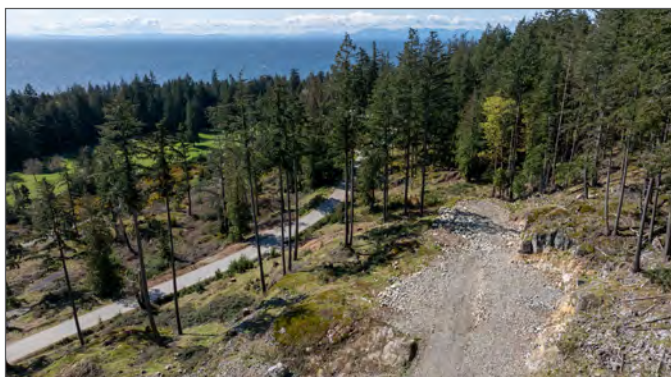
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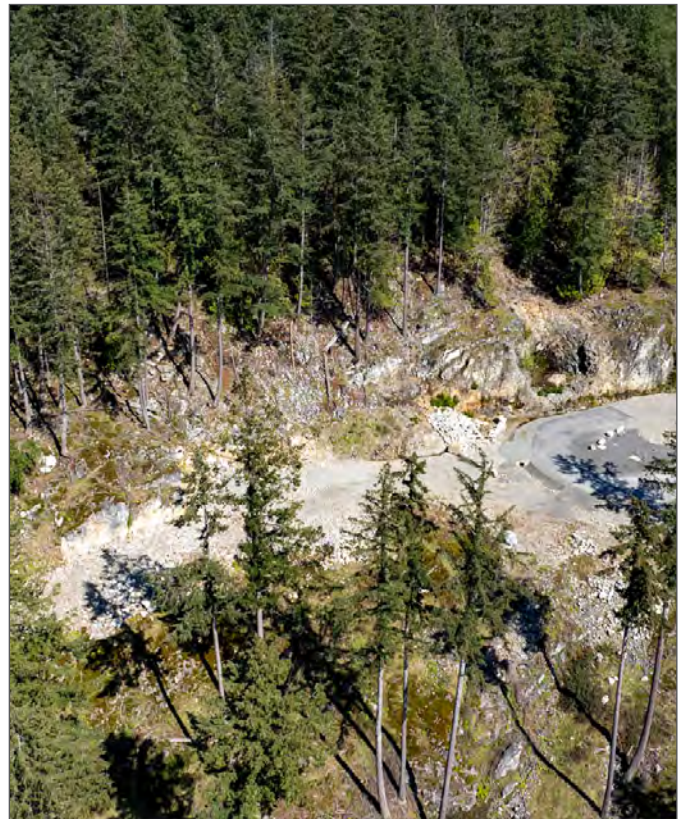
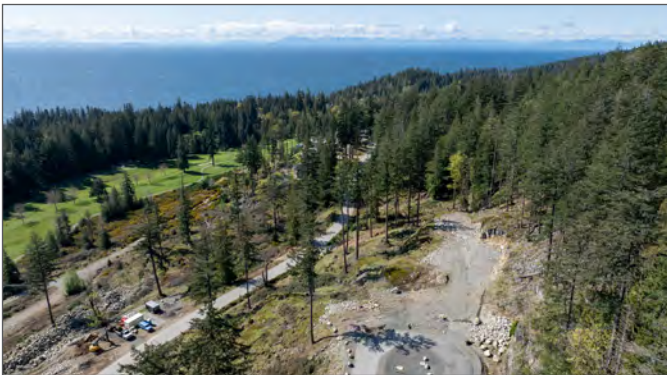
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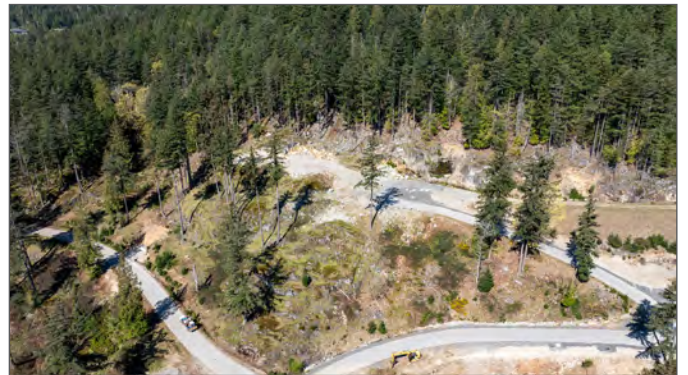


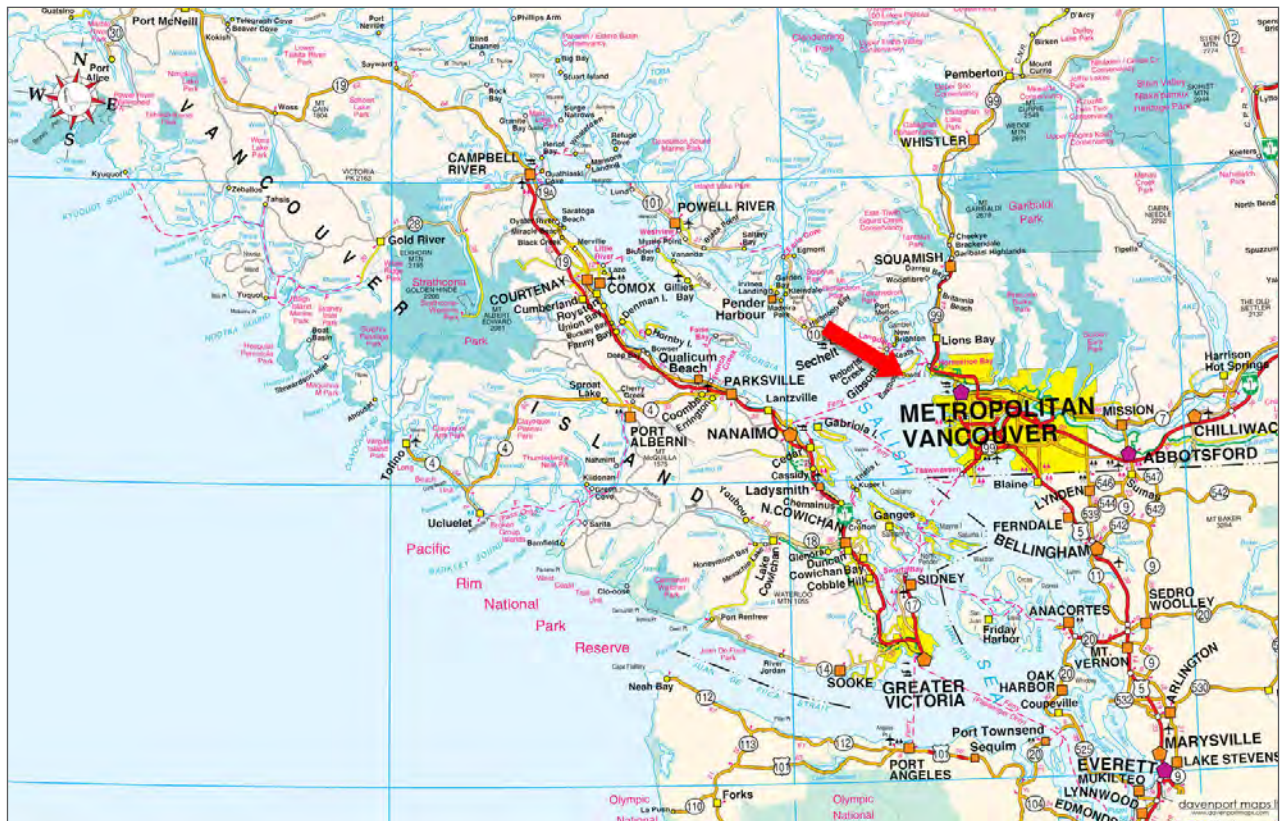


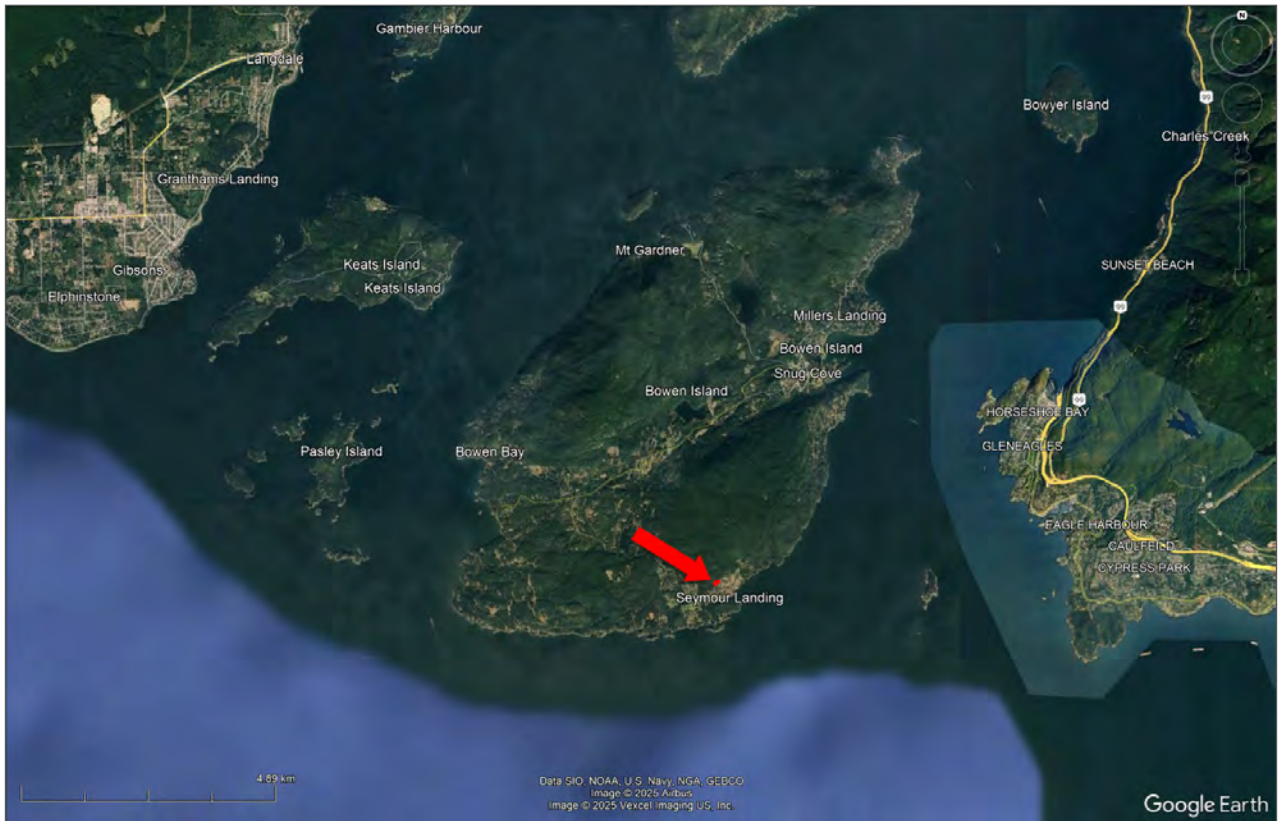
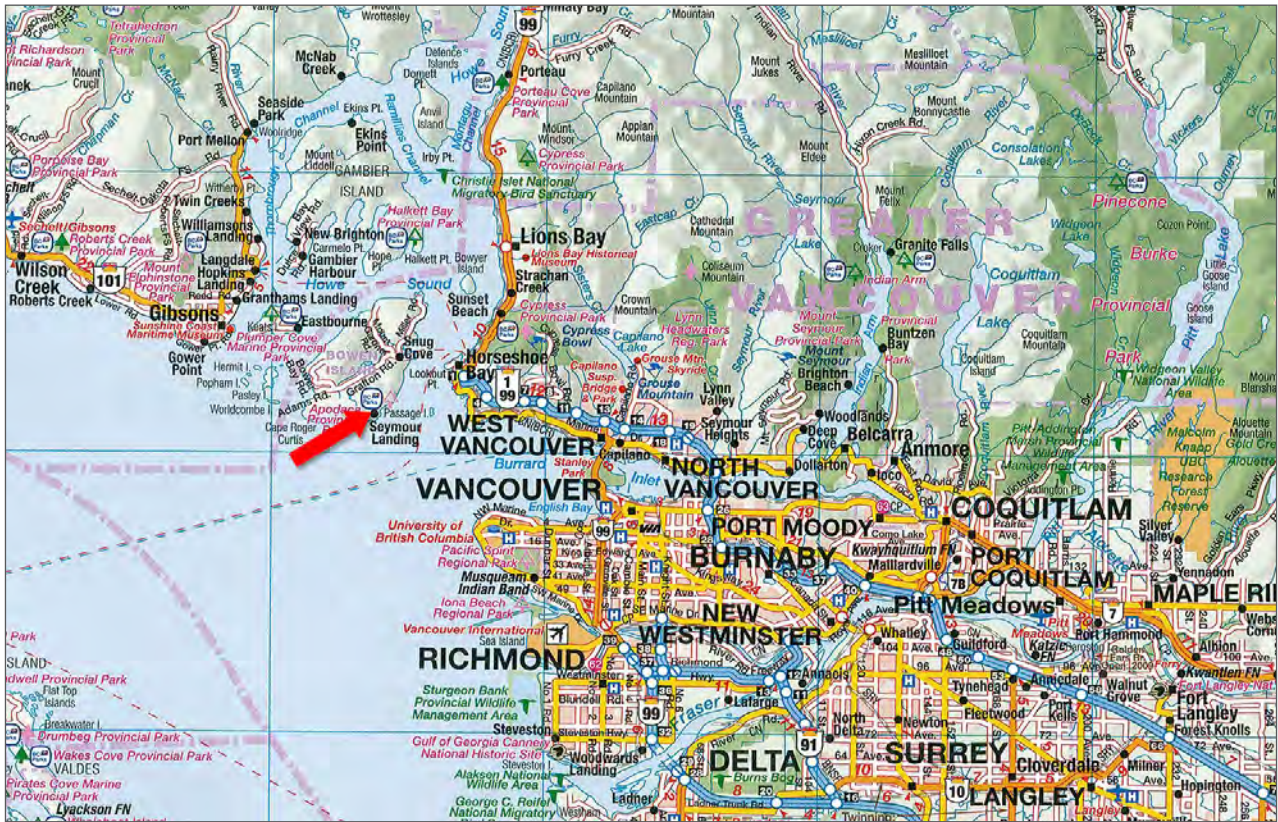


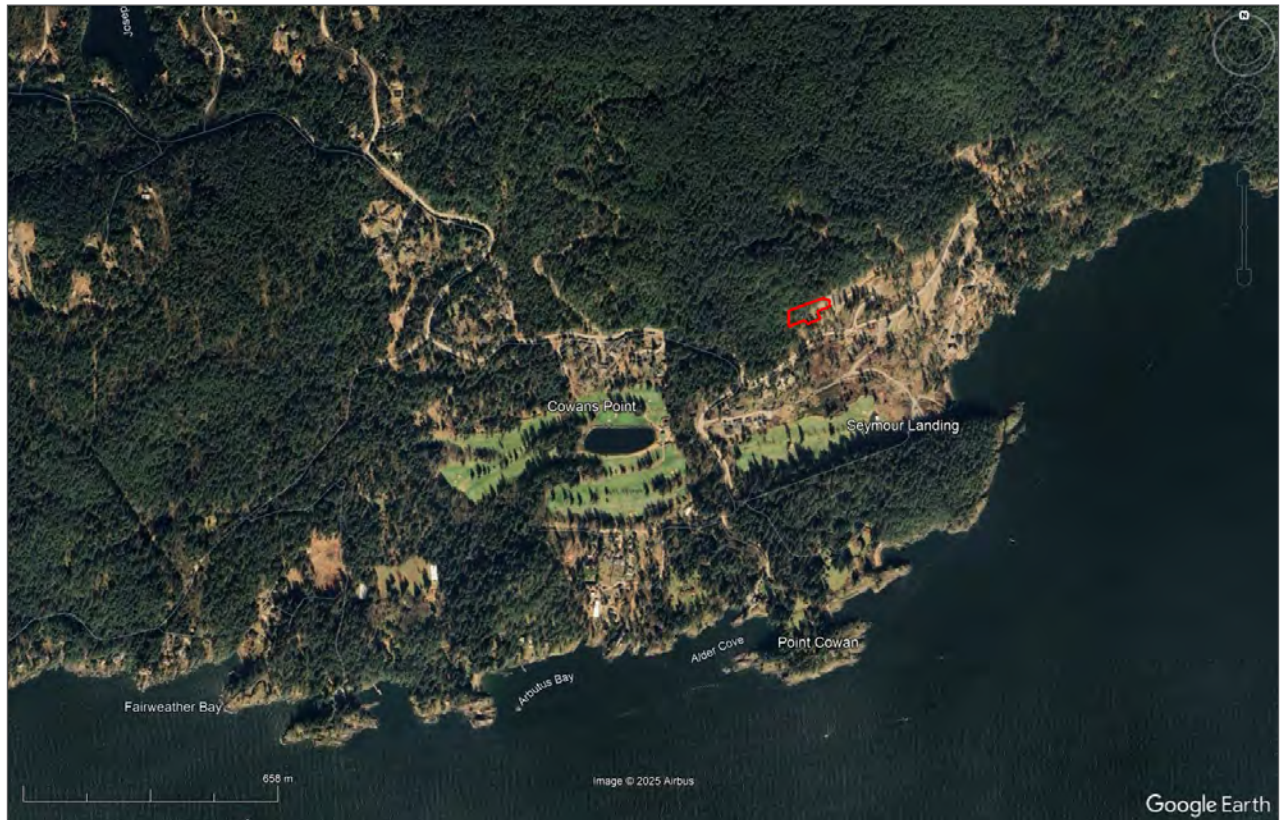


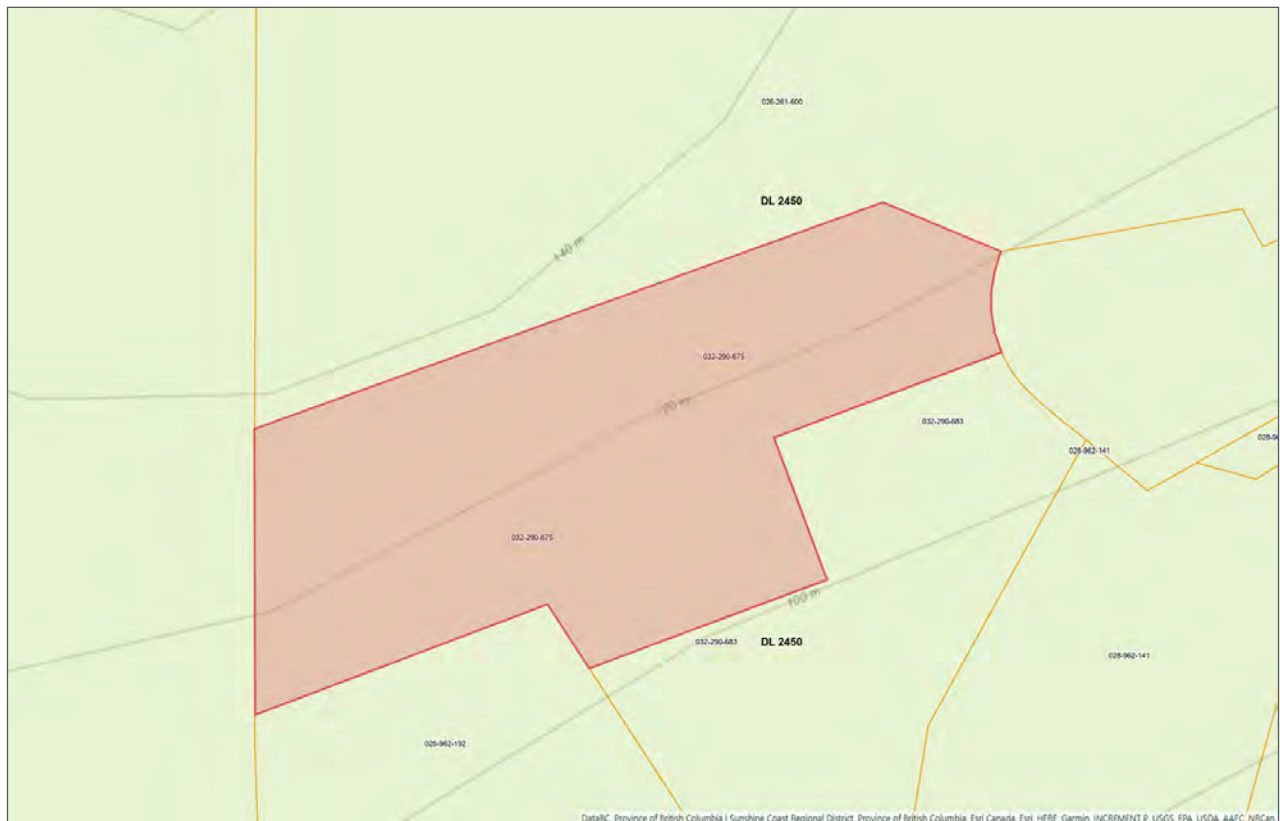
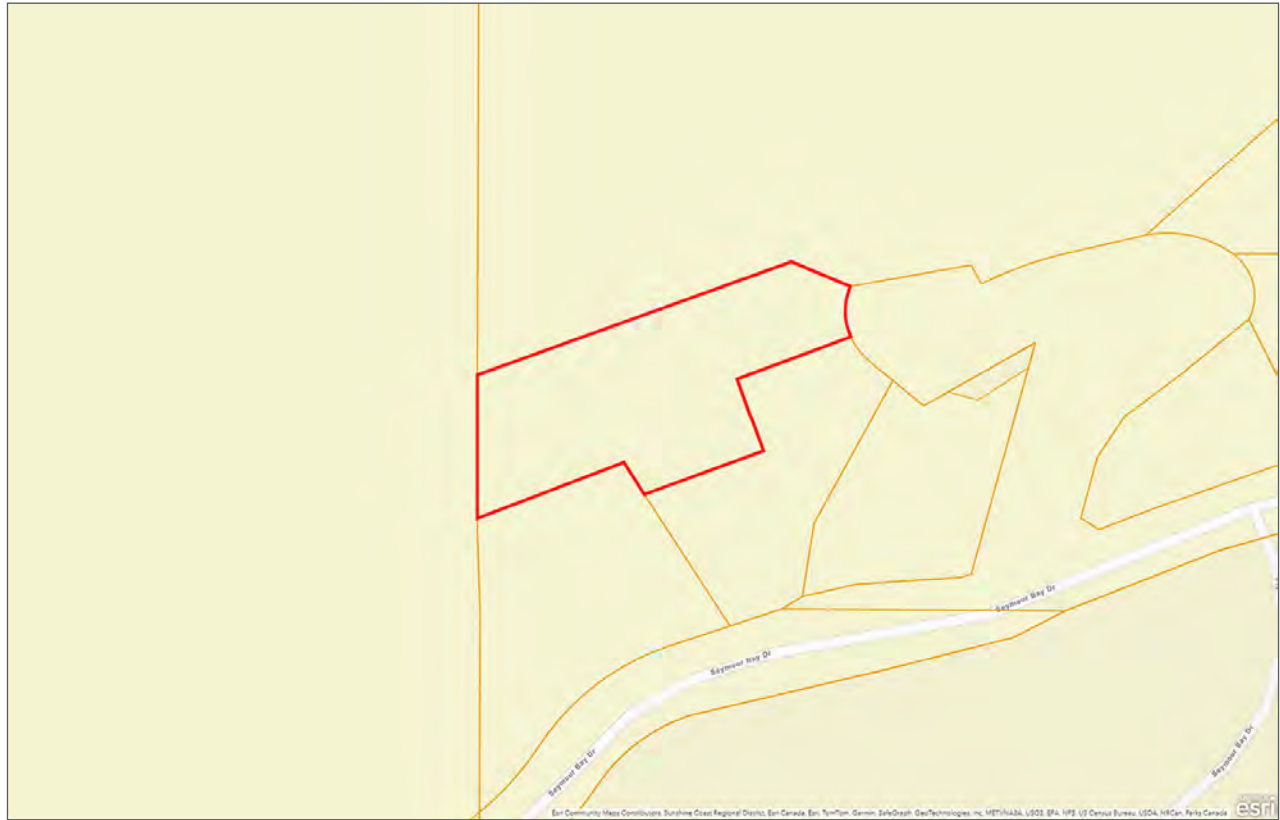












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