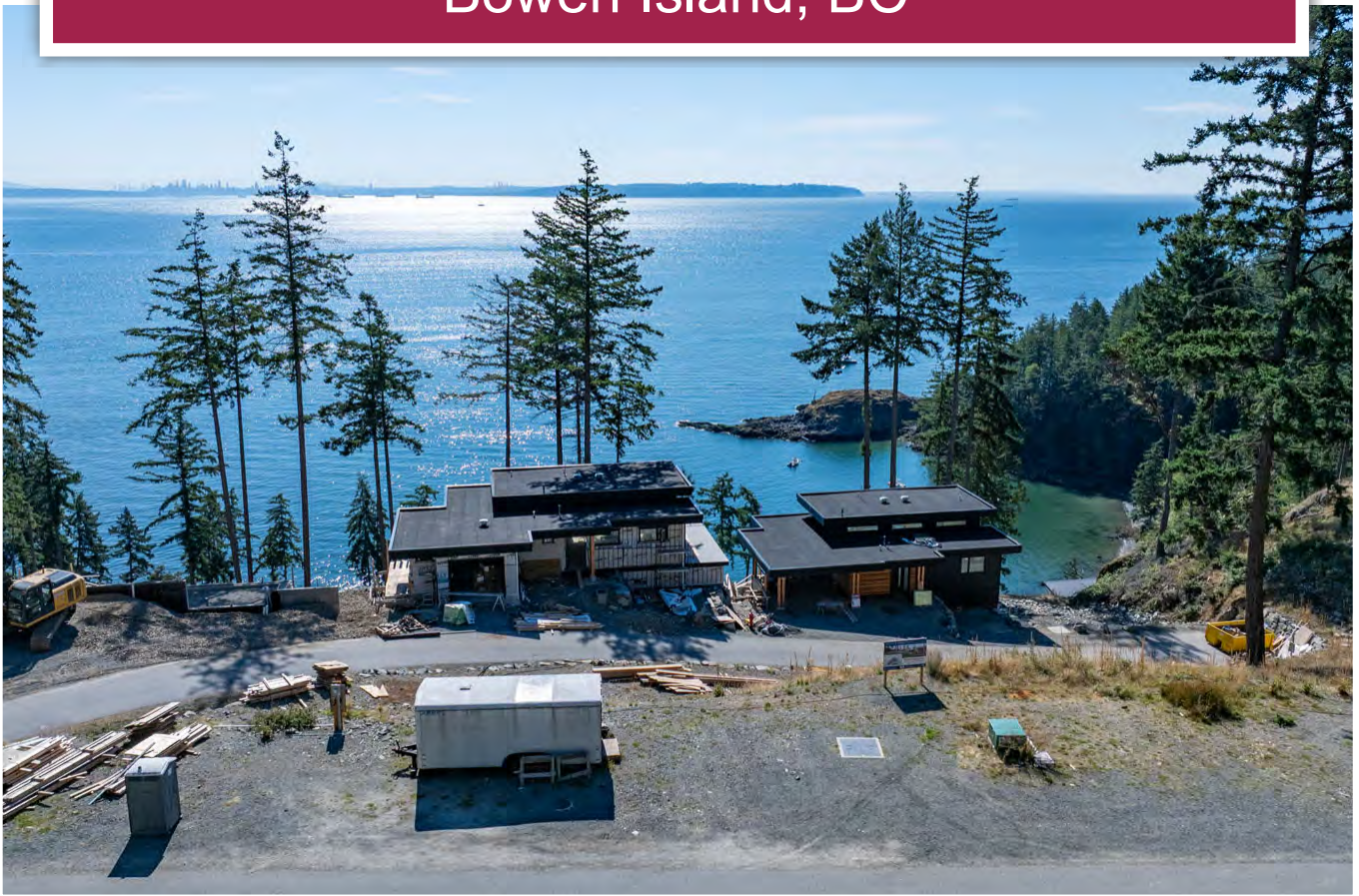




## Seymour Landing - Lot 6

Bowen Island, BC



**Cole Westersund**  
Personal Real Estate Corporation  
[cole@landquest.com](mailto:cole@landquest.com)  
(604) 360-0793



**Chase Westersund**  
Personal Real Estate Corporation  
[chase@landquest.com](mailto:chase@landquest.com)  
(778) 927-6634



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# Seymour Landing - Lot 6

Bowen Island, BC

## PROPERTY DETAILS

|                        |                  |
|------------------------|------------------|
| <b>Listing Number:</b> | 25228            |
| <b>Taxes (2025):</b>   | \$3,771.26       |
| <b>Size:</b>           | 0.154 of an acre |

## DESCRIPTION

This 2,063± sq. ft. building and land package on a 0.154-acre lot offers the chance to create a custom retreat in Bowen Island's sought-after Seymour Landing community. The two-storey home features level entry off Seymour Bay Drive and is designed to showcase sweeping views of Vancouver, Howe Sound, and Mount Baker from expansive decks that make indoor-outdoor living effortless. The layout also allows for an exterior shower or hot tub to be added, creating a private space to refresh and relax after a round at the golf course, a day on the water, or an afternoon exploring Bowen's many hiking and biking trails. With its low-maintenance design, this property lets you spend more time enjoying island life and less time on upkeep.

Seymour Landing combines the best of Bowen, offering serenity, natural beauty, and a warm community feel while being only a short ferry ride to West Vancouver. Buyers can choose from flexible floor plans tailored to their needs, including options for a garage or carport, ensuring the home fits both lifestyle and function. Just steps from the golf course and close to beaches, parks, and the future waterfront village, this location is set to become one of the island's premier neighbourhoods. With construction capacity already secured for 2026, this is an exceptional opportunity to build a

custom-designed ocean-view residence in one of Bowen Island's most desirable settings.

## 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

785 Seymour Bay Drive - Bowen Island, BC

## DIRECTIONS

Contact the 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 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
- 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°20'38.78"N and 123°21'28.96"W



## SERVICES

### Water

Water is provided by Cowan Point Utility Company Ltd.

### Sewer

Sewer is disposed of by Cowan Point Sewage Treatment Inc.

### Hydro/Cable/Telephone

Shall all be provided to the lot line.

## ZONING

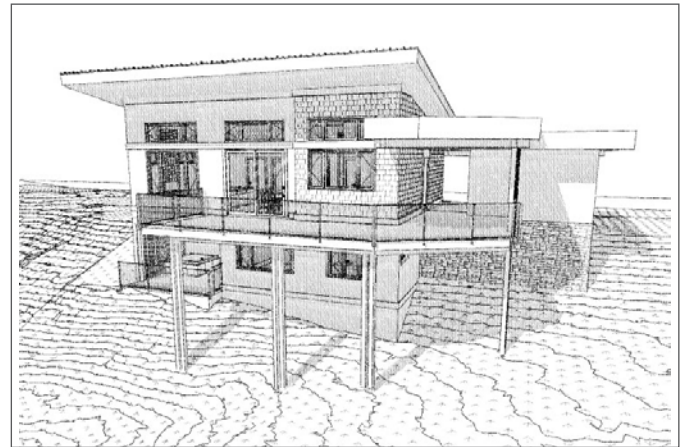
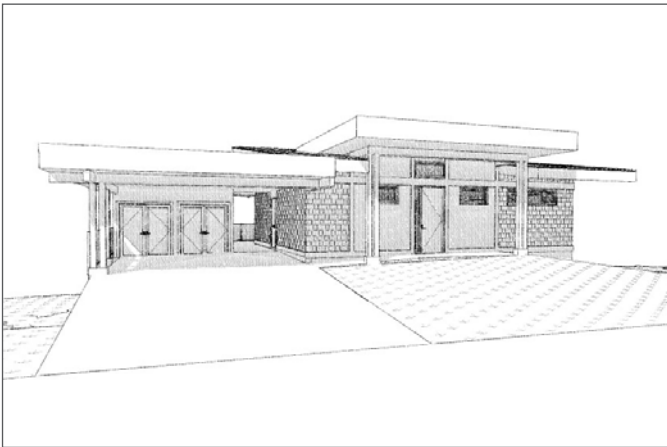
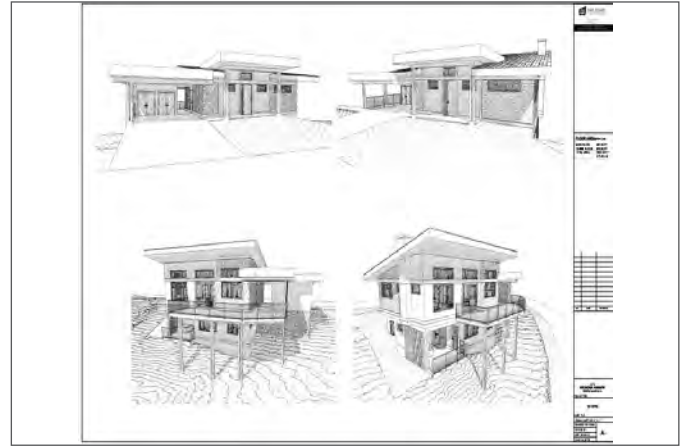
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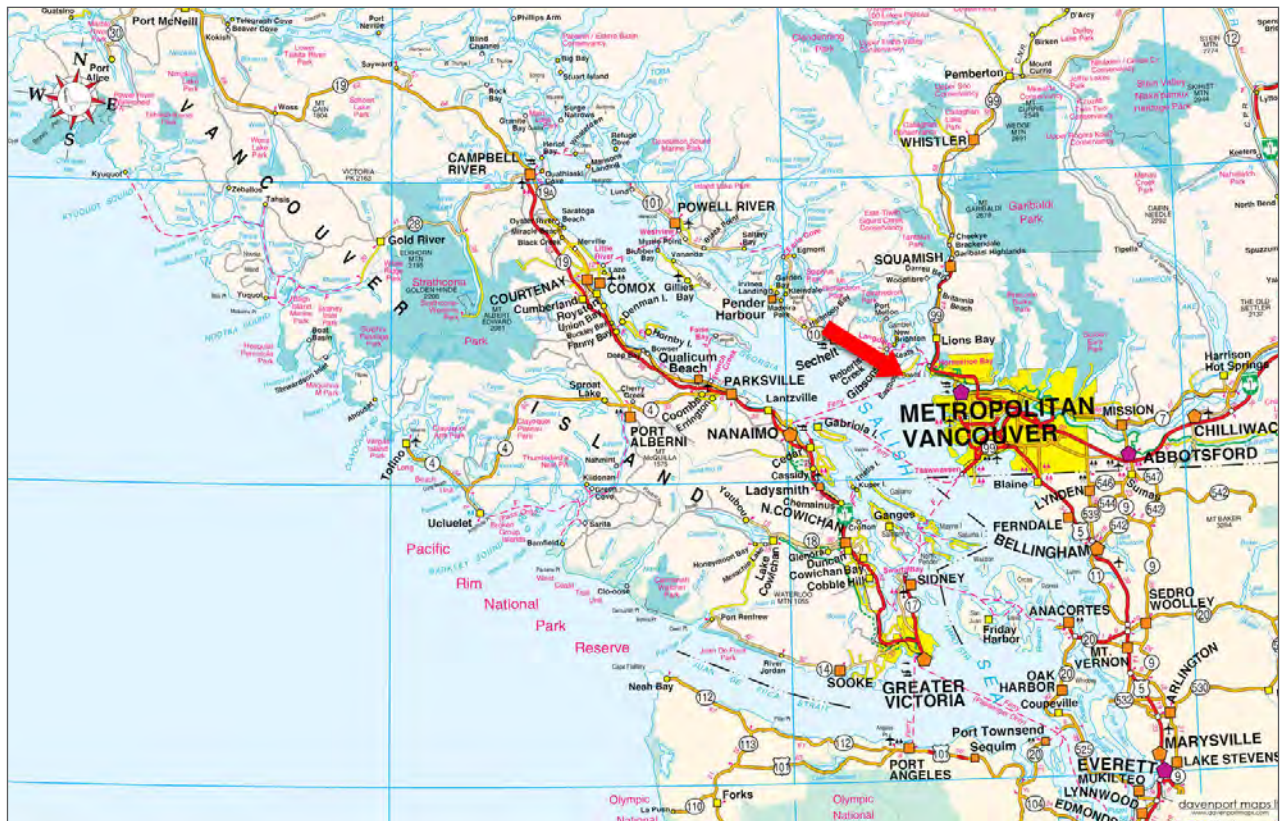
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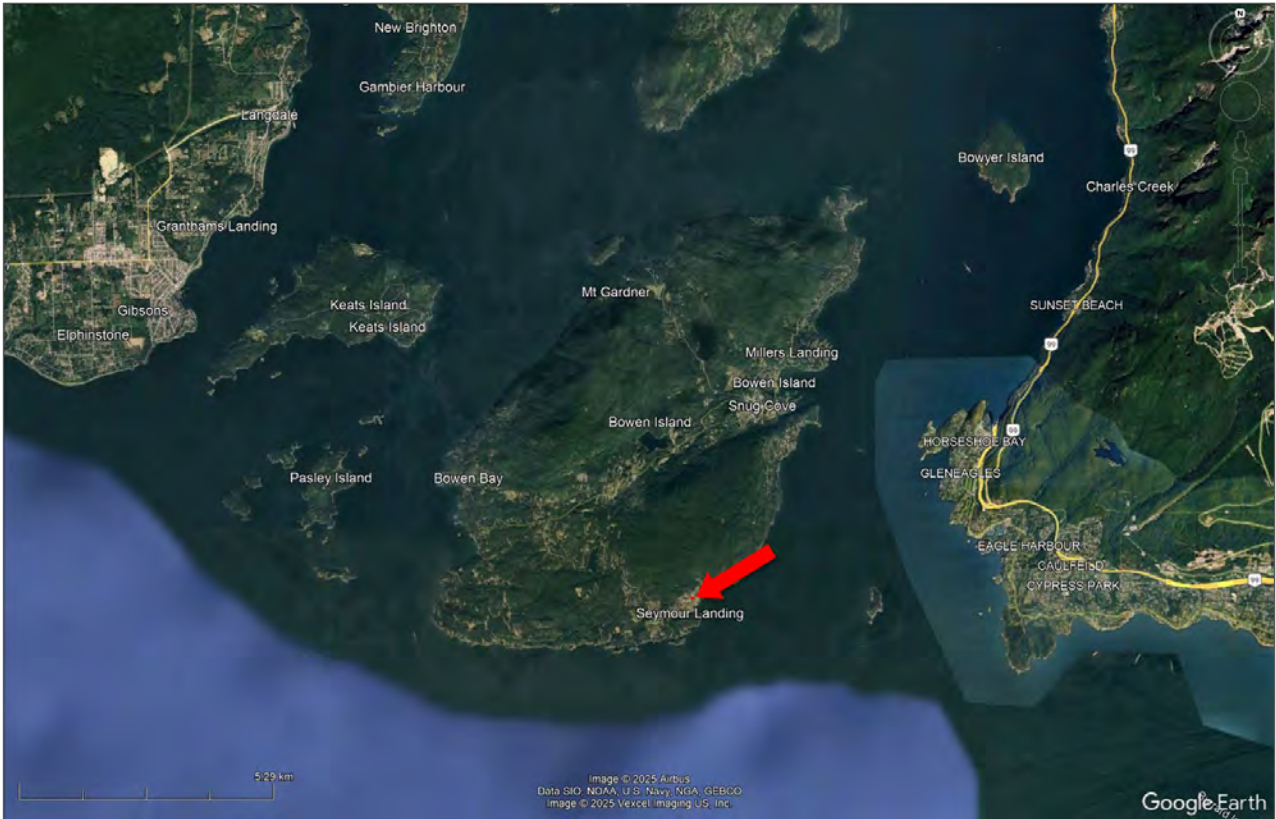
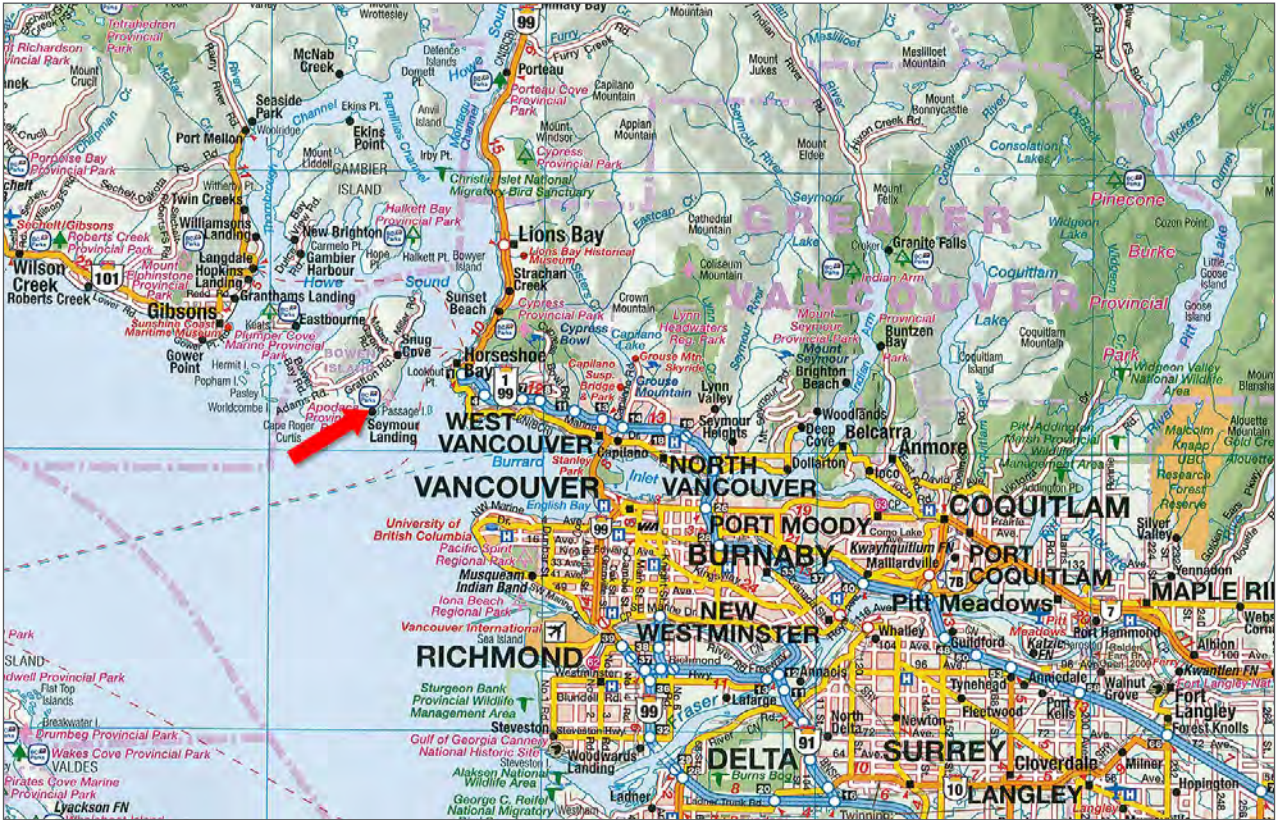
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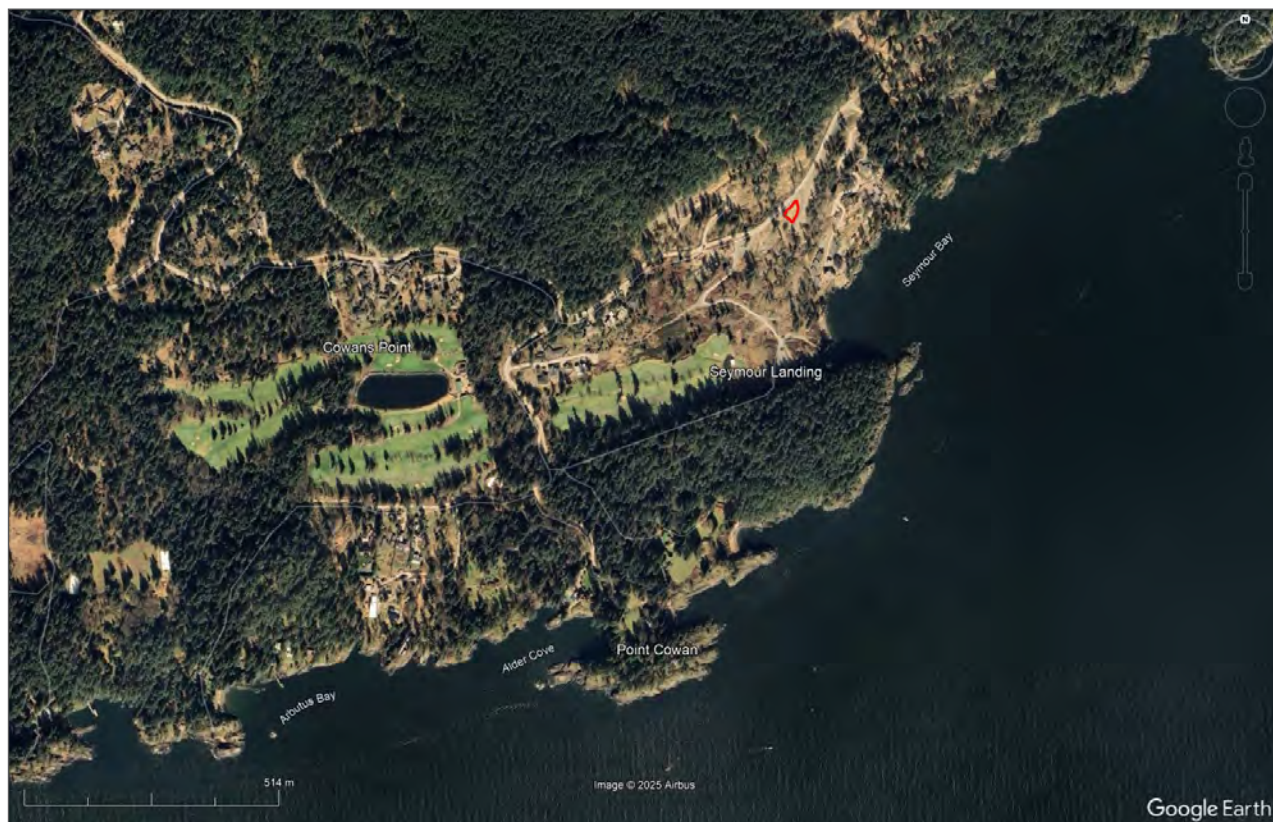
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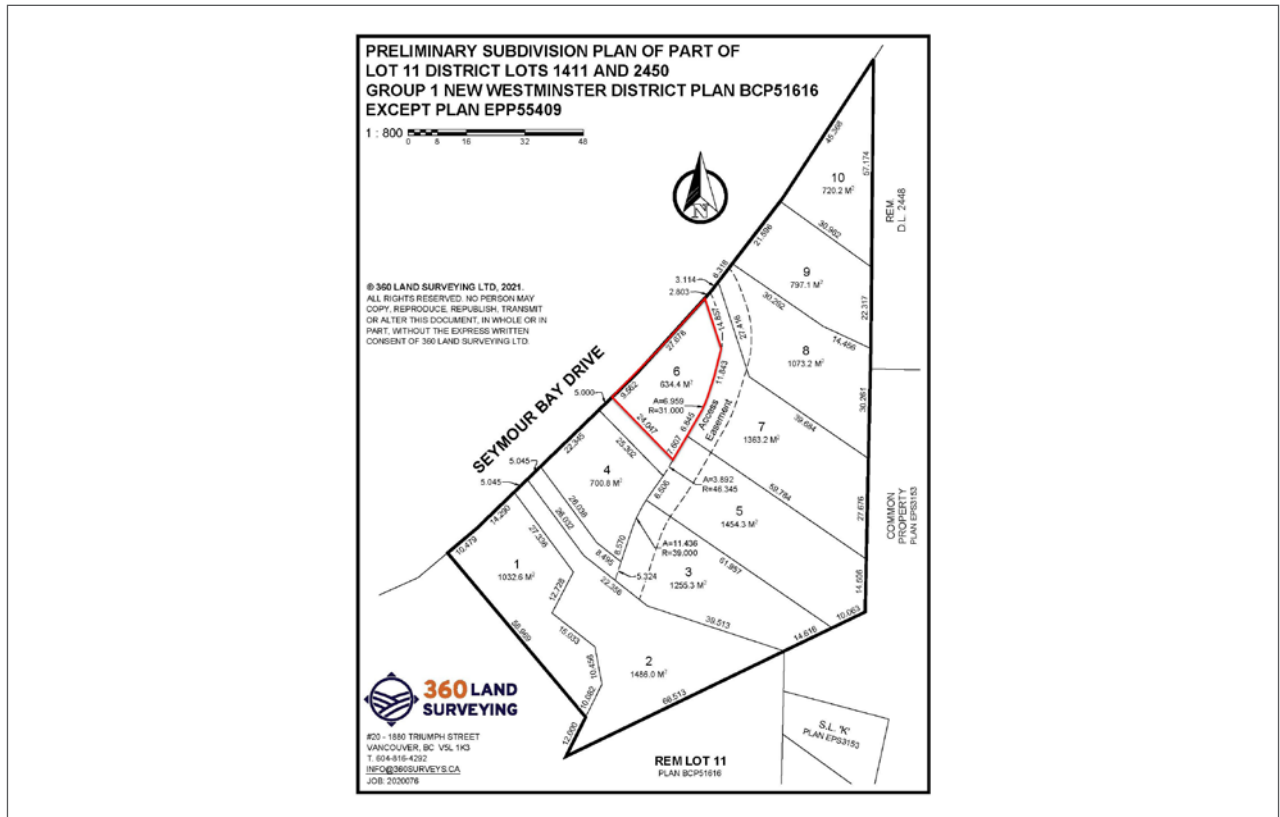
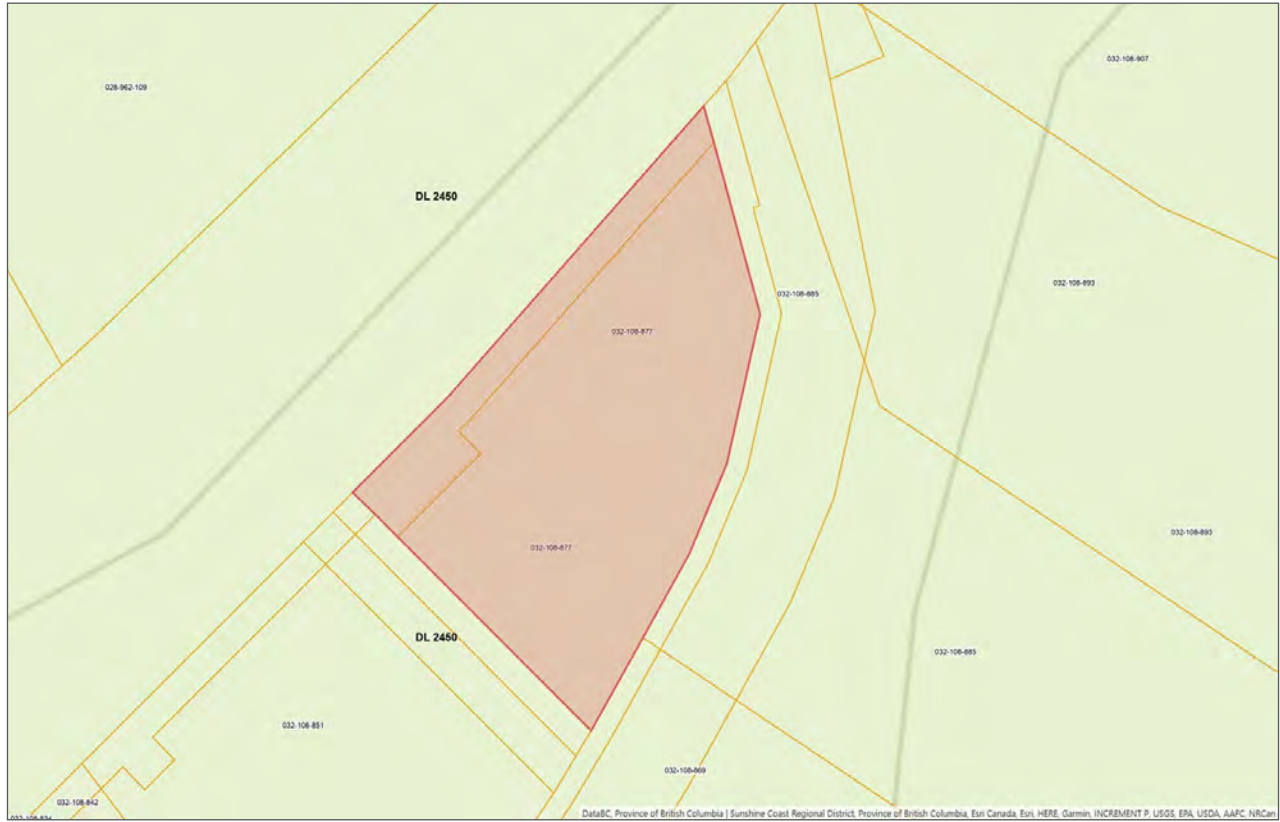














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**Cole Westersund**

Personal Real Estate Corporation

Representative

[cole@landquest.com](mailto:cole@landquest.com)

(604) 360-0793



**Chase Westersund**

Personal Real Estate Corporation

Representative

[chase@landquest.com](mailto: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)

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