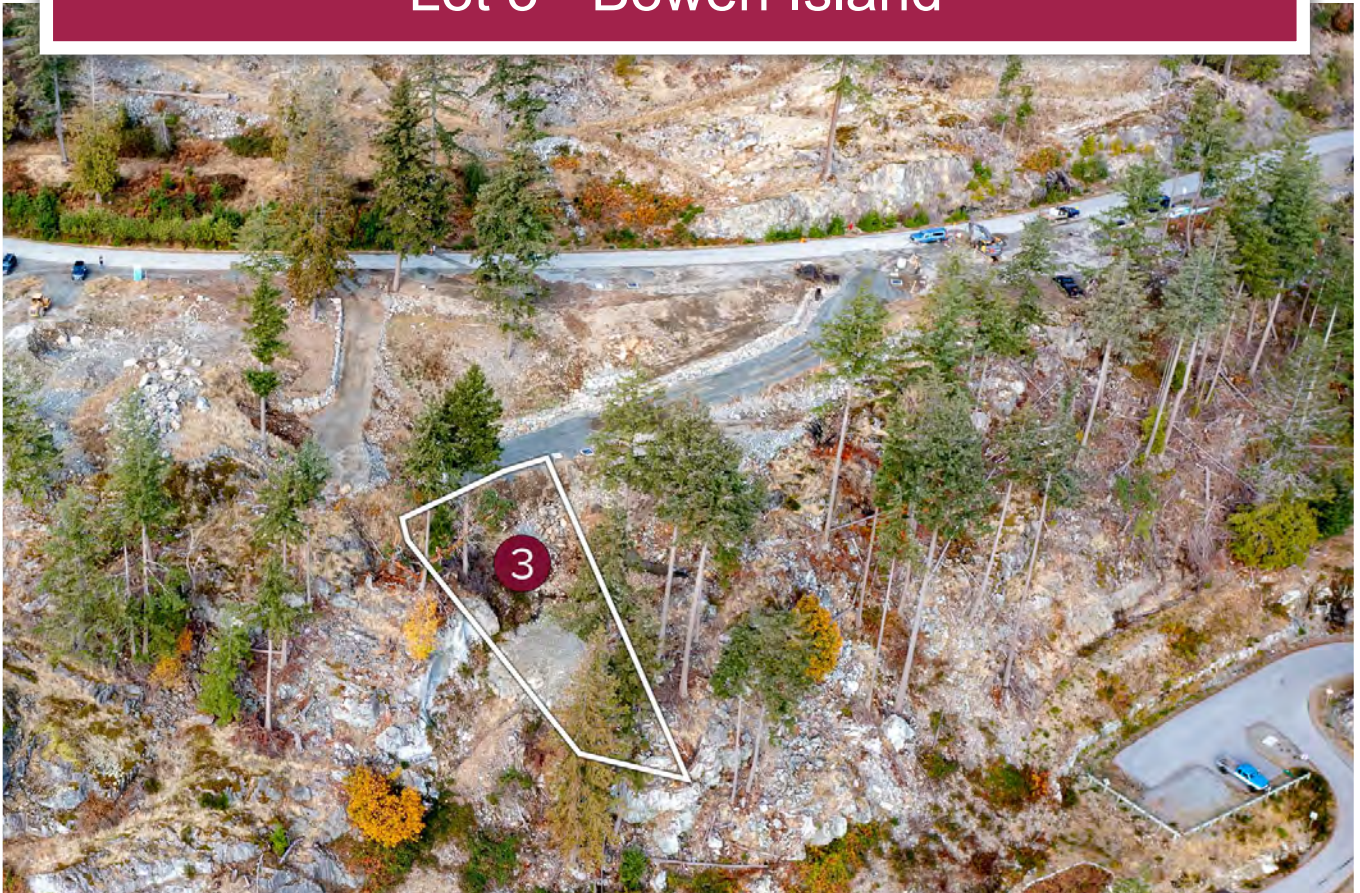




## Seymour Landing Ocean View

Lot 3 - Bowen Island



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# Seymour Landing Ocean View

## Lot 3 - Bowen Island

### PROPERTY DETAILS

<b>Listing Number:</b>	22241
<b>Price:</b>	\$955,000
<b>Size:</b>	0.31 of an acre

### DESCRIPTION

#### Lot 3 Seymour Landing

Tucked away into coastal bluffs at the end of a shared driveway, this stunning 0.31-acre site provides plenty of privacy from its neighbors and the road. This magnificent view lot is ideally suited for the development of a two-storey hillside rancher with living spaces, master bedroom and 2-car garage at main level with potential for a full-sized lower floor for extra bedrooms and living/recreational space. The lower floors would offer walkout access to a beautiful private coastal bluff and potential garden spaces. The south facing lot ensures ample morning sun exposure year-round and is a dream setting for enjoying a cup of coffee on your deck and gazing out over the stunning surroundings. Site construction allowances for Lot 3 include up to 4,054 square feet of living space, which ensures ample spaces for a growing family or retirees who enjoy hosting their family and friends.

#### Development Description

A fantastic collection of single-family lots boasting sweeping views of Howe Sound, West Vancouver's coastline, downtown Vancouver, English Bay Harbour, the UBC peninsula, and the Strait of Georgia. Each lot offers unique features and

building potential. The lots are all carefully laid out to maximize the views and sun exposure while providing privacy from each other without creating a lot of yard space to maintain. These lots are ideally suited for anyone preferring to spend their time on the nearby golf course, neighbourhood trails or beaches rather than spending time on yard or home maintenance. Most build sites will accommodate a 2-car garage and a main floor with enough room for a master bedroom.

#### 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

Lot 3, Seymour Bay Drive - Bowen Island, BC

## DIRECTIONS

Contact Listing Agent.

## AREA DATA

Cowan Point Lands, which is where you will find the subject lots, includes a 500-acre area near the southern tip of Bowen Island. The area is best characterized by its topographical diversity, including developable bench lands, upland slopes, ocean frontage, and much more. The phased development of Cowan Point originally began in 2003 with the introduction of a 9-hole golf course and detached homes. This growing area is set for continued growth and is idyllically situated and designed to foster a strong sense of community through its clustered settlement plans with a diverse range of housing types on a wide variety of stunning island lots.

Bowen Island is considered part of the wider Metro Vancouver area. The island is located approximately 3 km from the Mainland at its closest point and it is approximately 12 km long and 6 km

wide. Bowen Island has an intricate road network making most areas of the island accessible by vehicle.

The Bowen Island Municipality is the main governing body responsible for zoning, development, bylaw enforcement, parks/recreation and water conservation. The municipality also manages community recreation programs including a teen center. Their municipal office is located just inland from Snug Cove.

With a population of approximately 3,680 residents, Bowen Island is still very much a relaxed bedroom community. The population number can increase by as much as 1,500 residents during the warm summer months, as residents from the Mainland look to escape the stresses of daily life. Each day the island sees many residents travel to the Mainland and back for both work and school.

Schools on the island fall under the West Vancouver School District. There is a public elementary school on the island called Bowen Island Community School. This school is located inland from Snug Cove at the intersection of Grafton and Mount Gardner Road. Once students reach grade 8, they typically continue their high school education on the Mainland; school buses transport students from their homes to the ferry on Bowen Island and to/from their school back to the Horseshoe Bay ferry terminal (at no additional cost). There is a private middle school on the island (grades 6-9 with one class per grade and a maximum of 18 students per class). There are independent preschools, a day care center and a Family Place. A new community center is currently under construction.

Snug Cove is the commercial center of Bowen Island where you can find grocery stores, a post office, pharmacy, pubs/restaurants, cafes, various services and the main marina. Nearby Artisan Square offers a blend of retail, food, fine art and wellness options. Tourism is certainly a main driver

of commerce on the island, but the film industry has also utilized Bowen Island for its scenic location.

## 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.

## HISTORY

Bowen Island was originally a seasonal hunting ground of the Squamish peoples who lived and travelled throughout Howe Sound. Snug Cove is one area of Bowen Island that was utilized as a hunting and gathering camp by the Squamish peoples. In the Squamish language the name for Bowen Island is Nexwe'lexm.

The Spanish arrived on Canada's west coast in 1791. They named many land features including Bowen Island, which they called Isla de Apodaca. However, in 1860 George Richards, with the British Navy, renamed the island after Rear Admiral James Bowen.

The late 19<sup>th</sup> century saw homesteaders building permanent homes along with a brickworks factory on Bowen Island, which supplied material to the growing city of Vancouver. Different industries continued to grow on Bowen including logging, milling and some mining. Despite Bowen Island's industrial past, it has very much become a bedroom community with no heavy industry.

During the 1900s Bowen Island saw the arrival of the Horseshoe Bay—Bowen Island Ferry in 1921, provided by the Union Steamship Company. The company operated a resort on the island and needed a means to transport guests back and forth from the mainland. The resort shut down in 1960 and growth on the island slowed for a period of time. Towards the end of the 20<sup>th</sup> century population growth on the mainland resulted in many individuals moving to Bowen Island to escape rising real estate prices and population pressures. In 1999 the Bowen Island Municipality was formally recognized, as the main governing authority over the island.

## MAP REFERENCE

49°20'36.82"N and 123°21'28.09"W

## BOUNDARIES

Please see mapping section (all boundaries are approximate).

## 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.

## TAXES

To be determined (TBD), new subdivision.

## ZONING

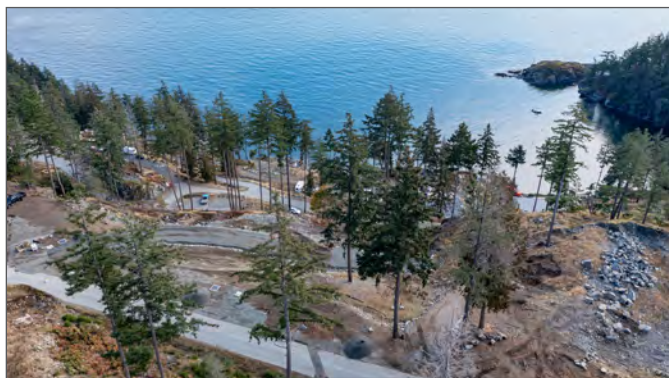
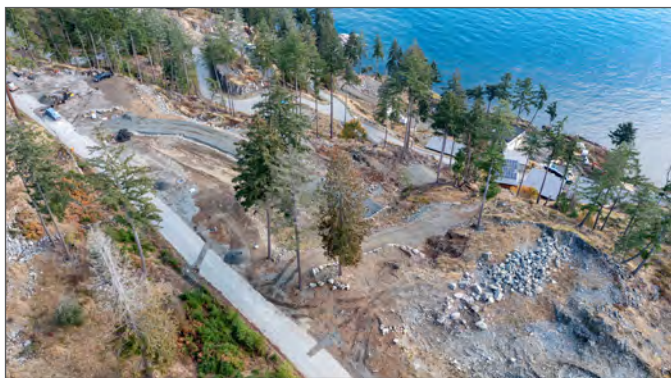
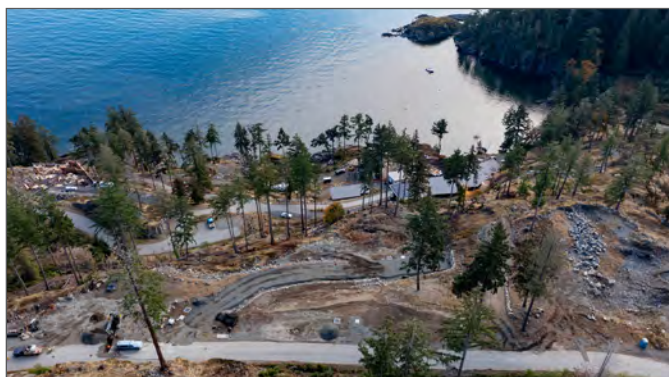
Comprehensive Development 6 (CD 6) Zone (Cowan Point)

## LEGAL

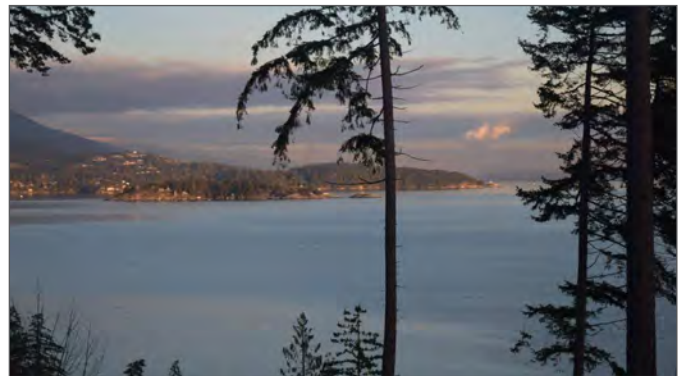
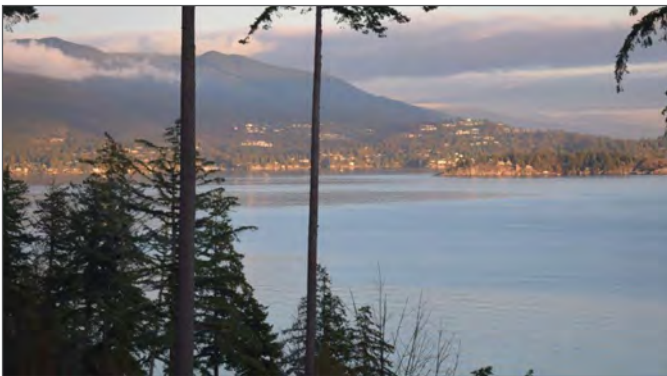
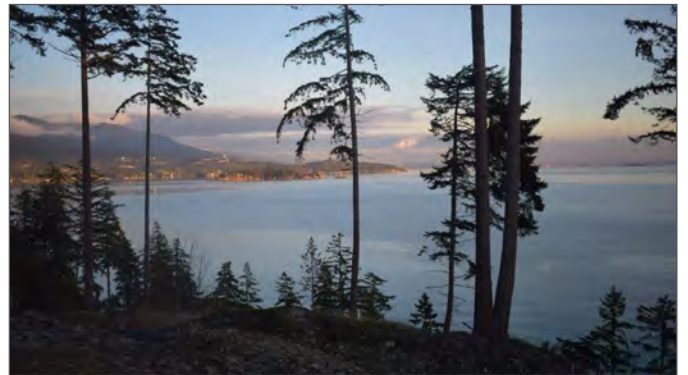
Proposed Lot 3

Lot 11 District Lots 1411 and 2450 Group 1 New Westminster District Plan BCP51616 Except Plan EPP55409

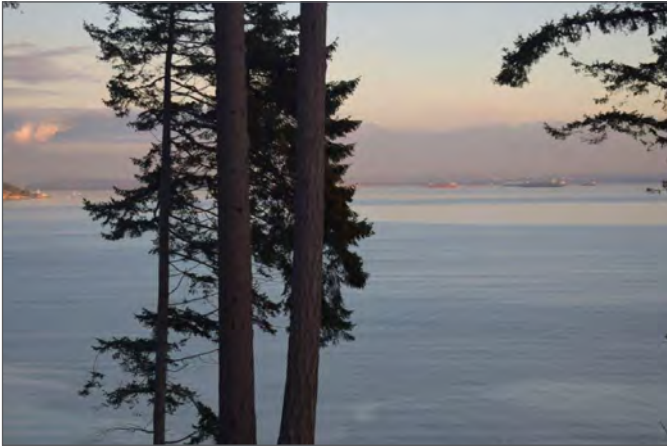




















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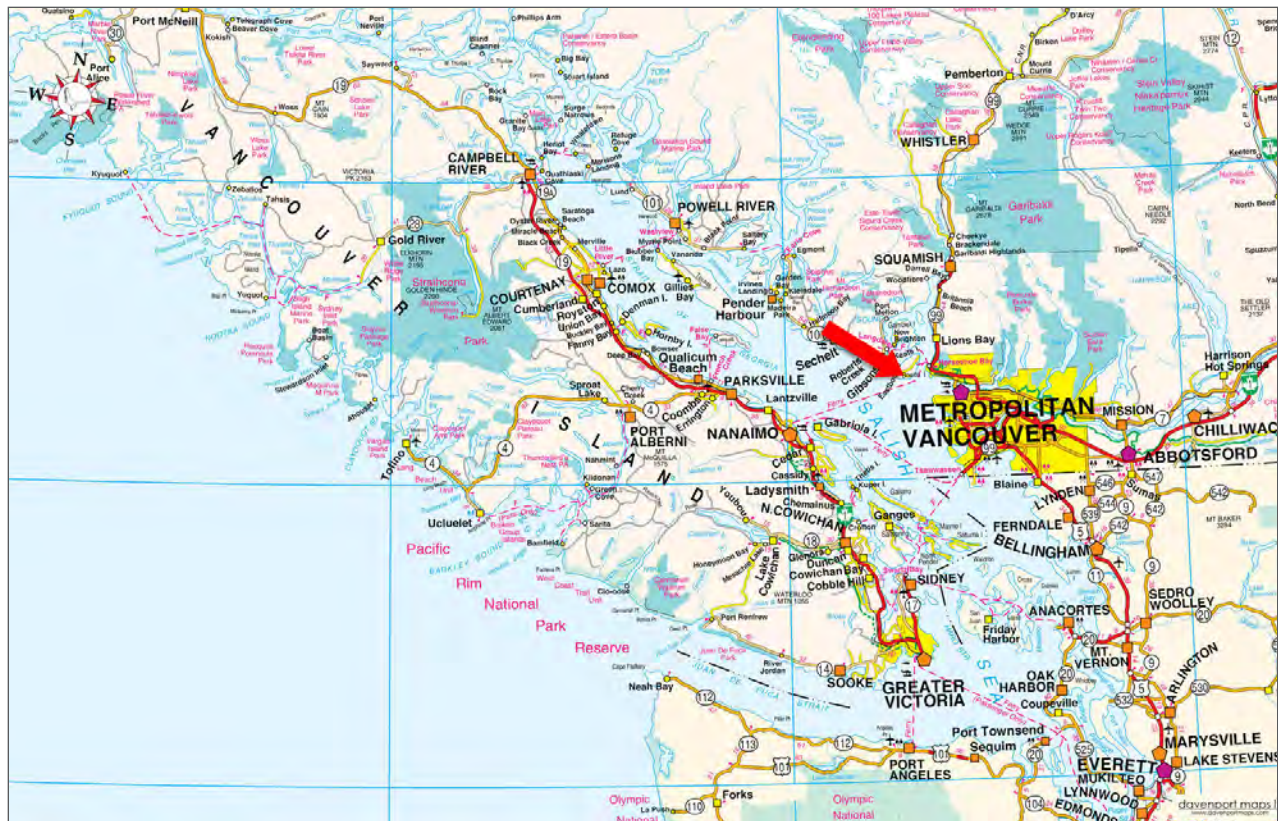
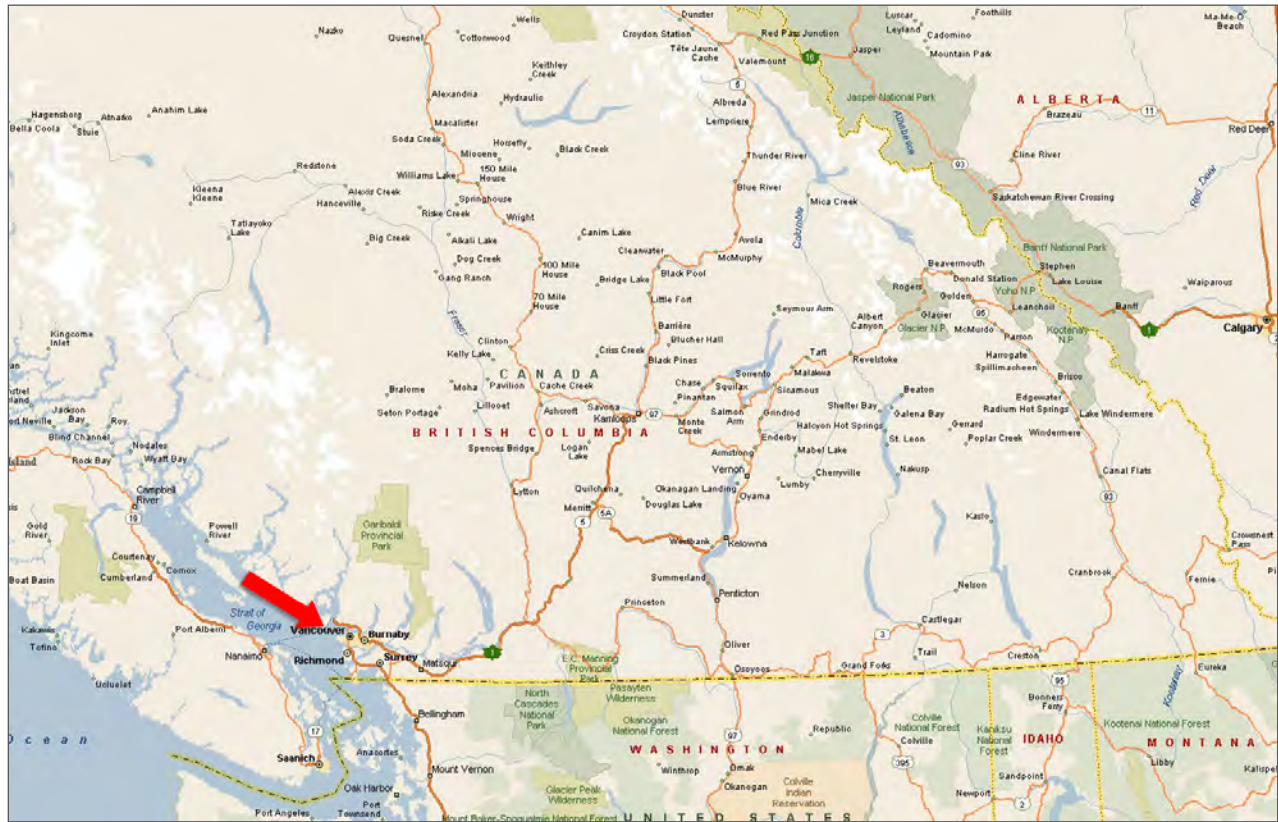


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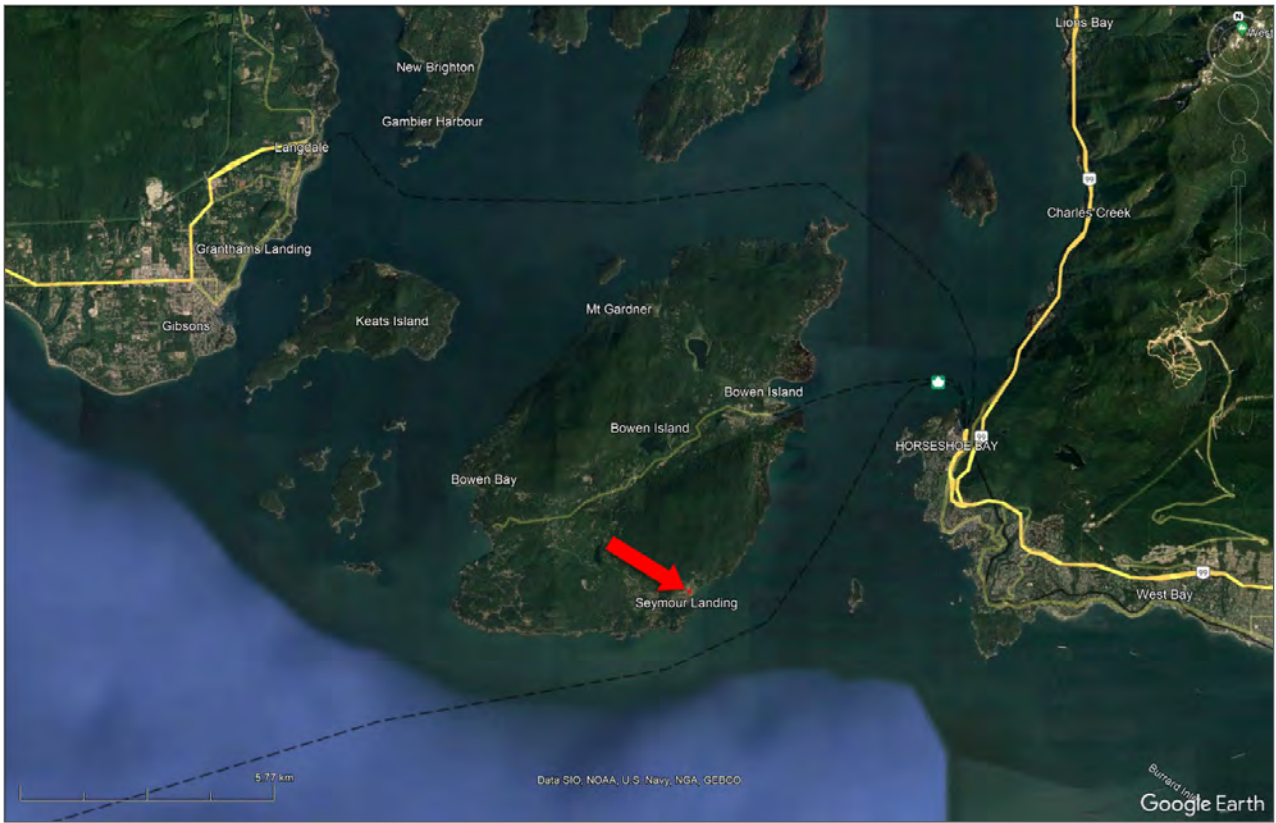
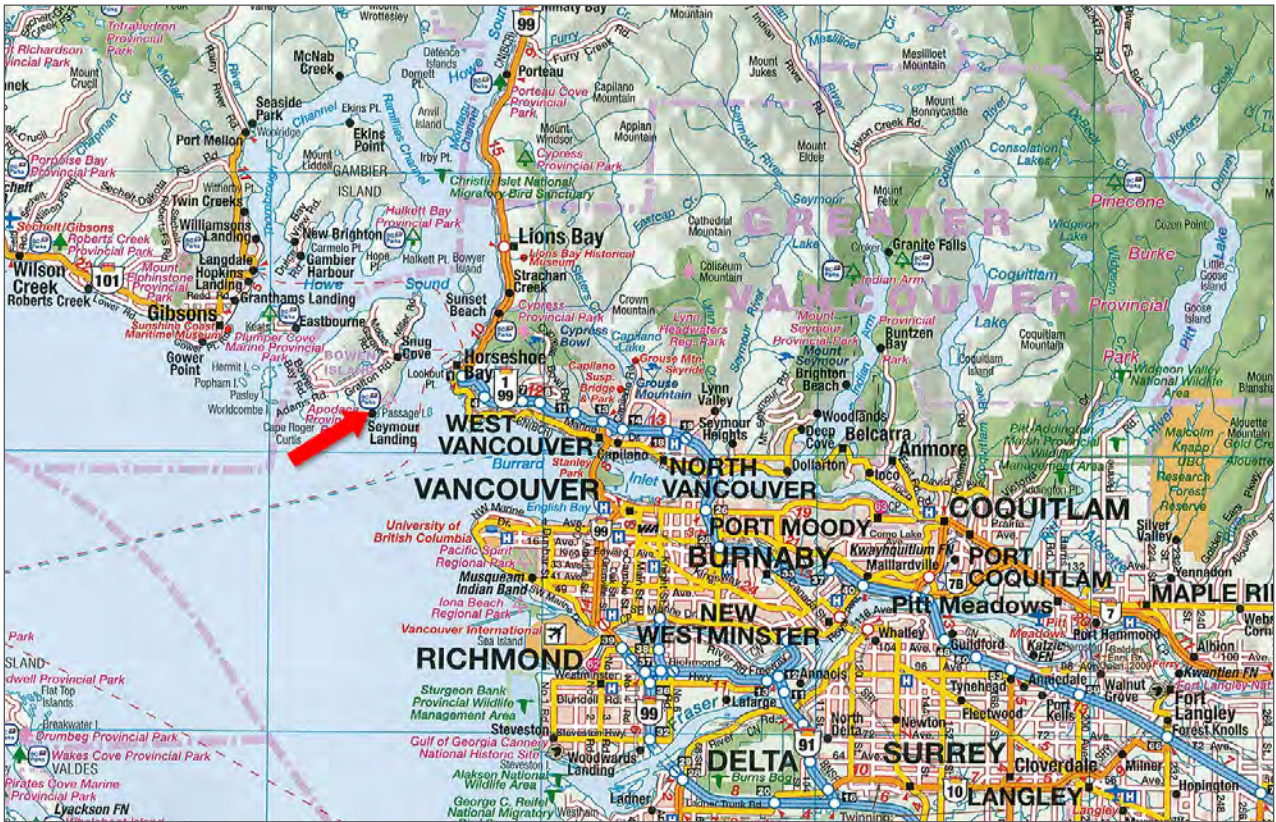


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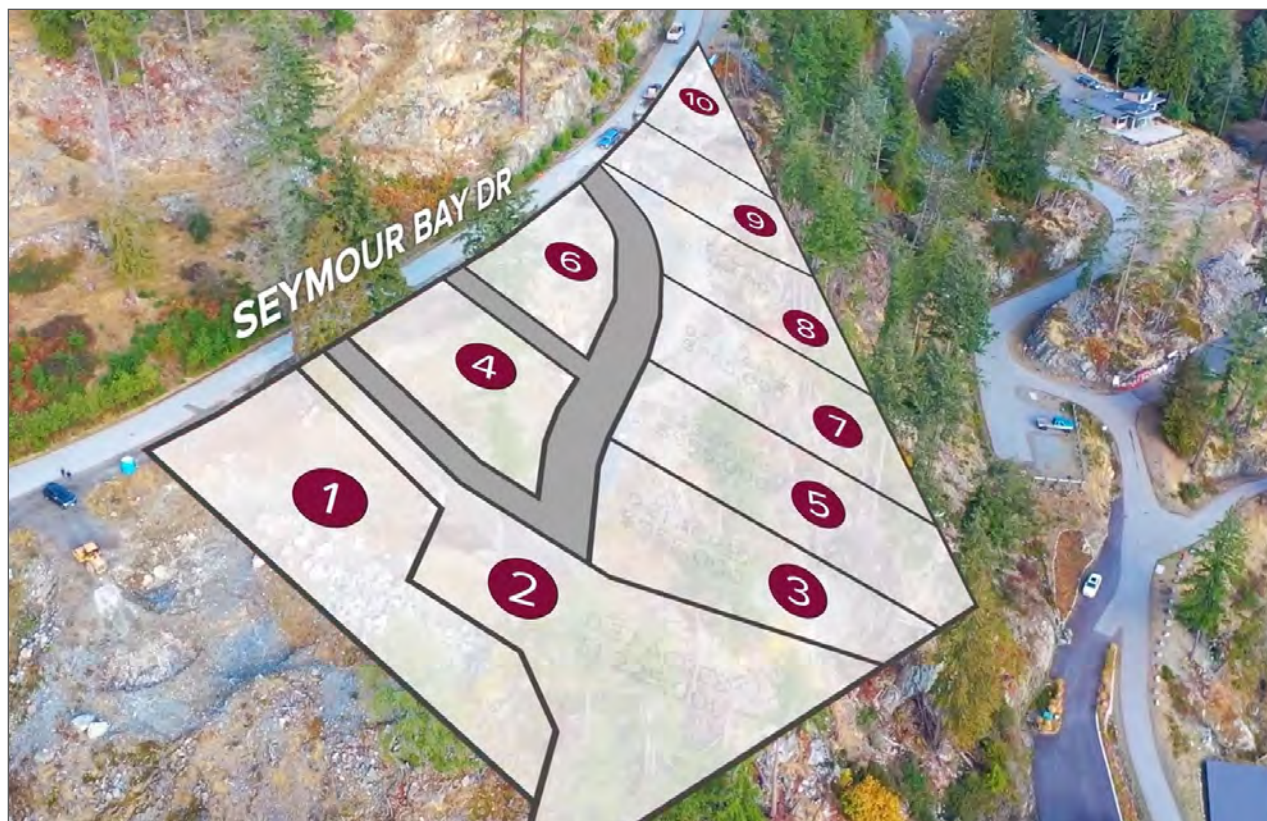
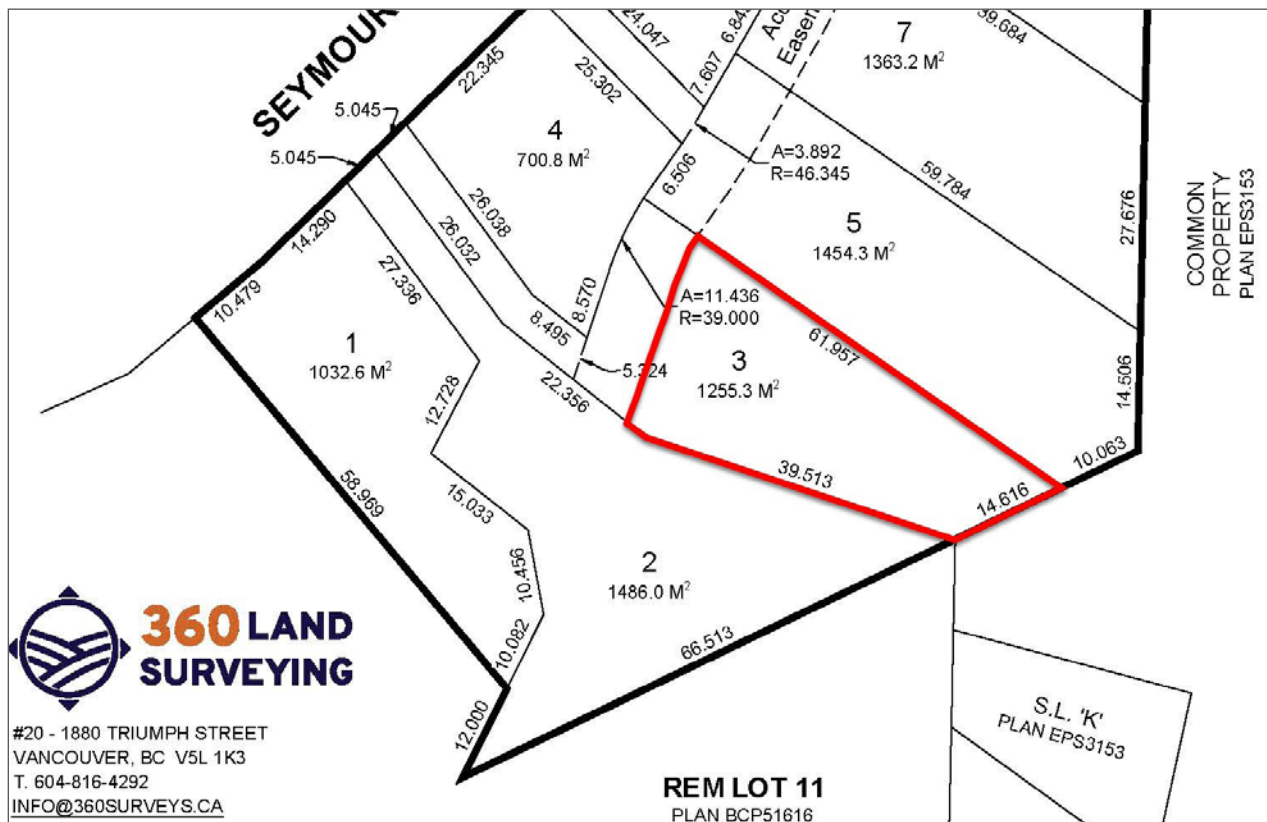














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