



**Seymour Landing Ocean View**  
Lot 4 - Bowen Island



*Artist Rendering*

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# Seymour Landing Ocean View

## Lot 4 - Bowen Island

### PROPERTY DETAILS

<b>Listing Number:</b>	25063
<b>Price:</b>	\$895,000 + GST
<b>Taxes (2024):</b>	\$3,655.97

### SIZE

0.17 of an acre

- Totalling 0.17 acres (7,405 sq. ft.)
- With potential to construct a 2,000 sq. ft. custom residence

### DESCRIPTION

Lot 4 at 791 Seymour Bay Drive is a 0.17-acre bare land offering with breathtaking ocean views in Bowen Island's emerging Seymour Landing community. This low-maintenance property provides a hassle-free way to enjoy coastal living, with the option to enter into a construction contract for a thoughtfully designed 2,000 sq. ft. home. The proposed residence blends modern design with natural surroundings, featuring an open-concept layout, a main-floor primary bedroom, three additional bedrooms below, 2.5 baths, and a flexible space ideal for an office, gym, or media room. Expansive decks extend the living area outdoors, maximizing sunshine and stunning vistas, while an optional detached two-car garage or carport adds convenience. Construction can commence in 2026, allowing you to plan your dream home in this spectacular setting.

With level access to Seymour Bay Drive, this lot ensures easy neighborhood strolls and seamless indoor-outdoor living. Future community amenities include a ferry dock, a waterfront retreat, and recreational spaces, offering both tranquility and convenience in a sought-after location. Just minutes away, Bowen Island's scenic nine-hole golf course provides a relaxed yet engaging round in a stunning natural environment. Whether you're seeking a weekend getaway or a full-time retreat, this is a rare opportunity to secure a scenic, low-maintenance property while embracing the best of coastal living.

### 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

791 Seymour Bay Drive - Bowen Island, BC

## 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°20'37.82"N and 123°21'29.80"W

### SERVICES

Water is provided by Cowan Point Utility Company Ltd. Hookups to water shall be at the lot line.

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 4 DISTRICT LOT 2450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP125993

PID 032-108-851









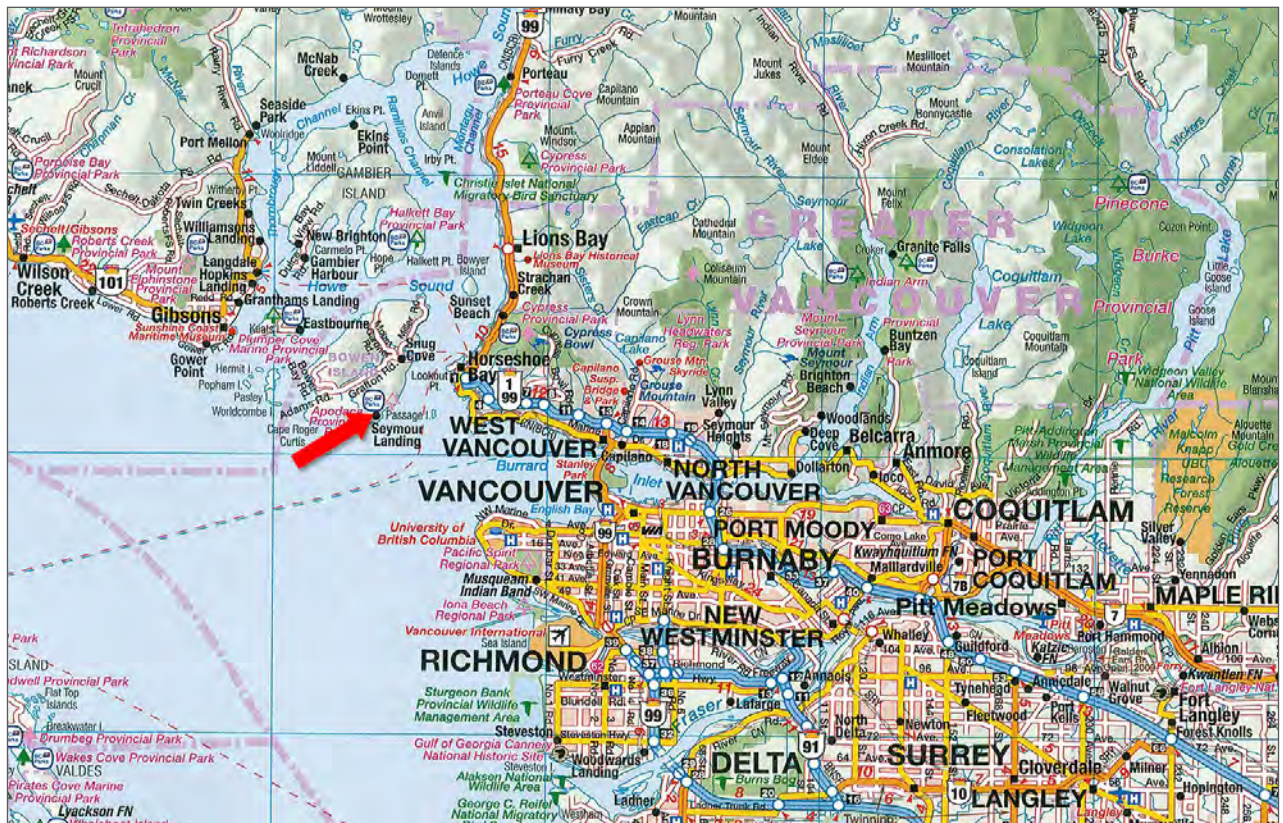
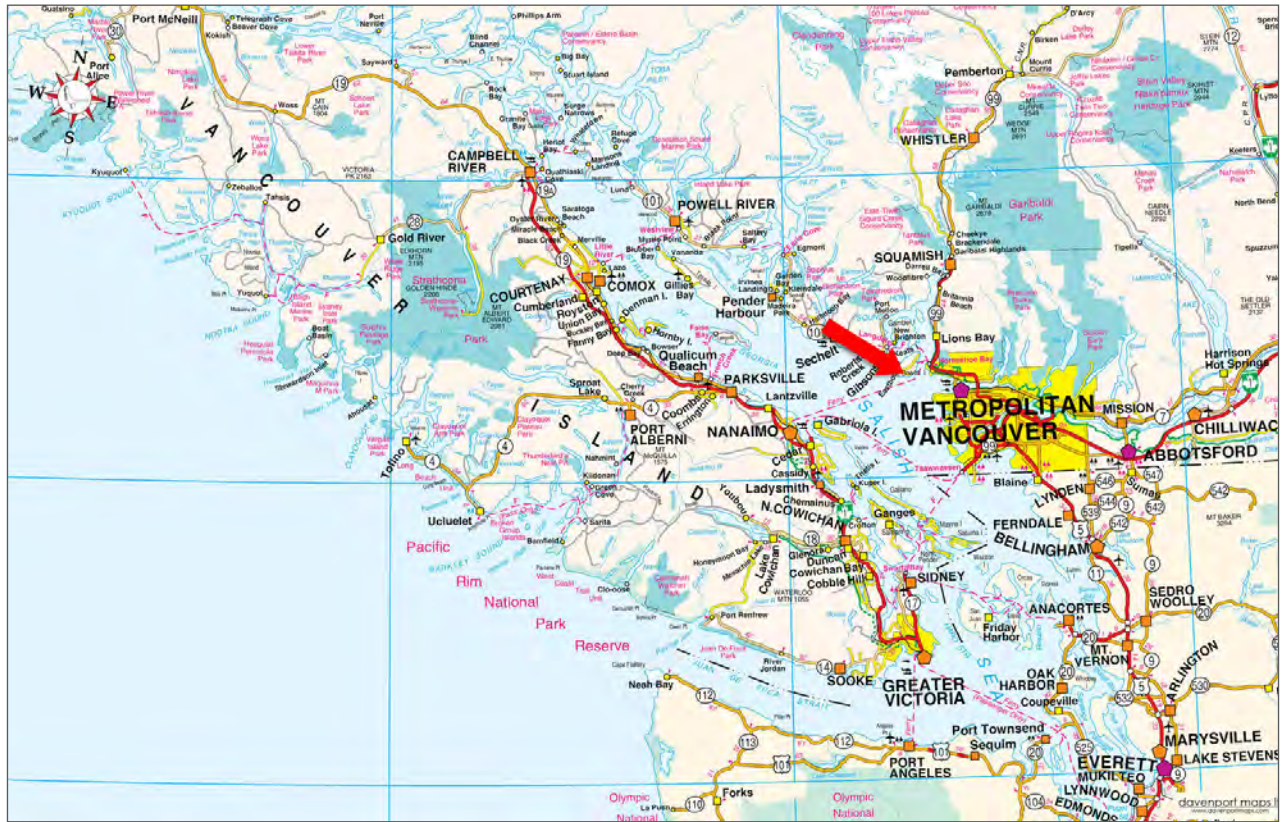




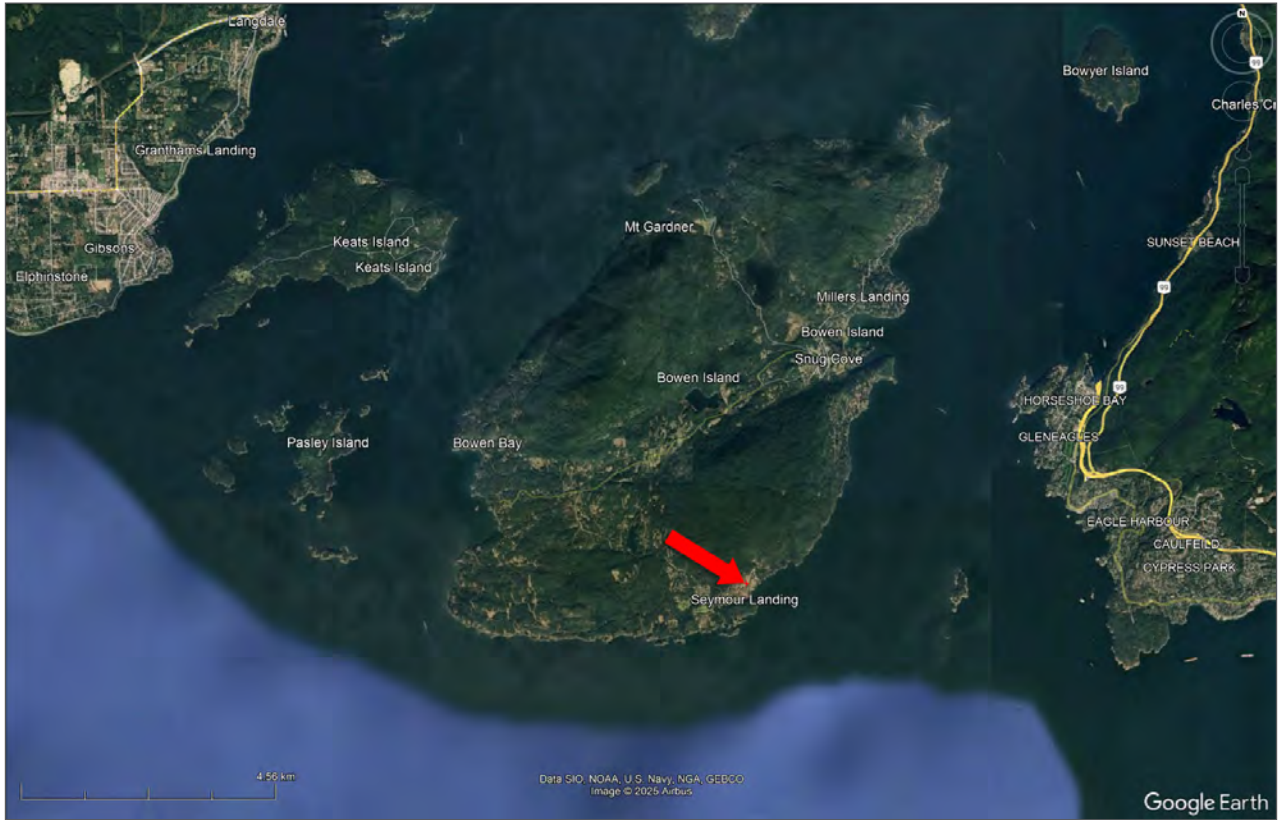




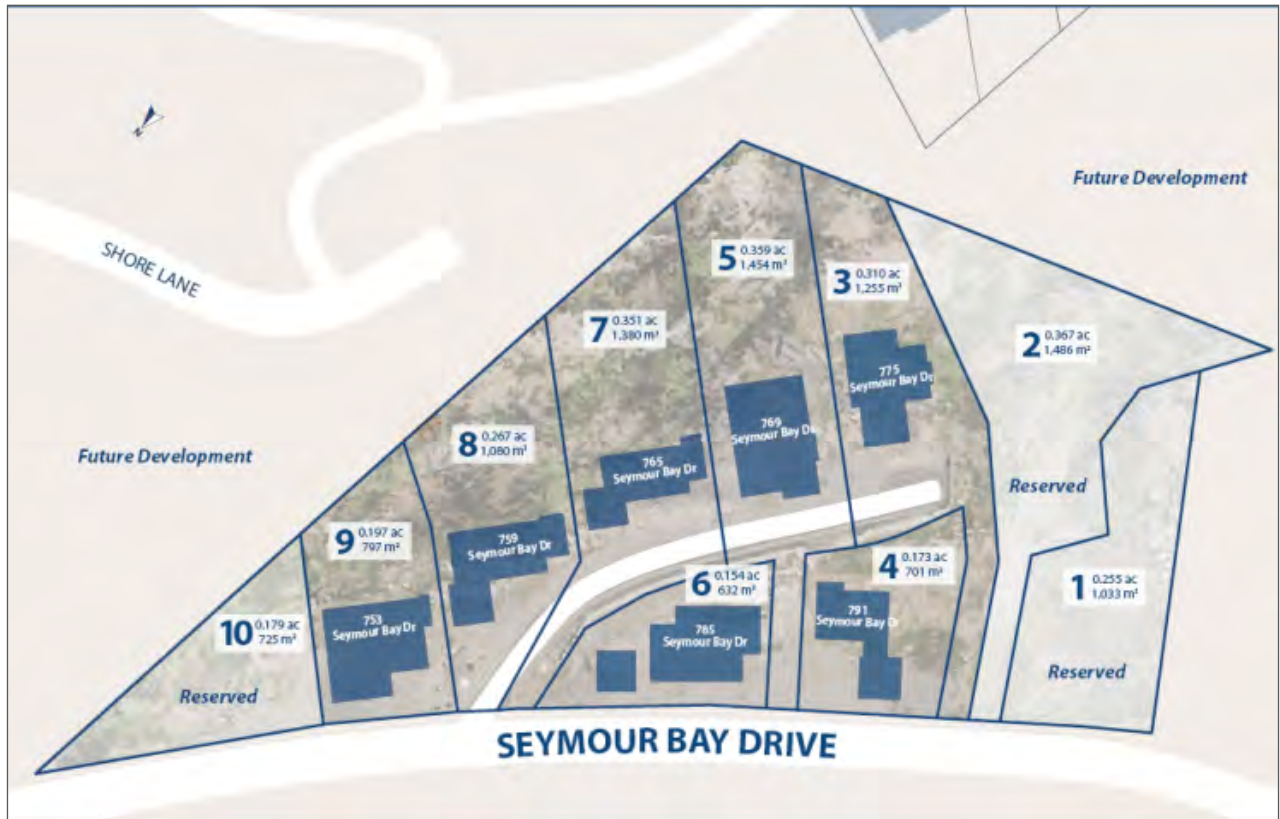
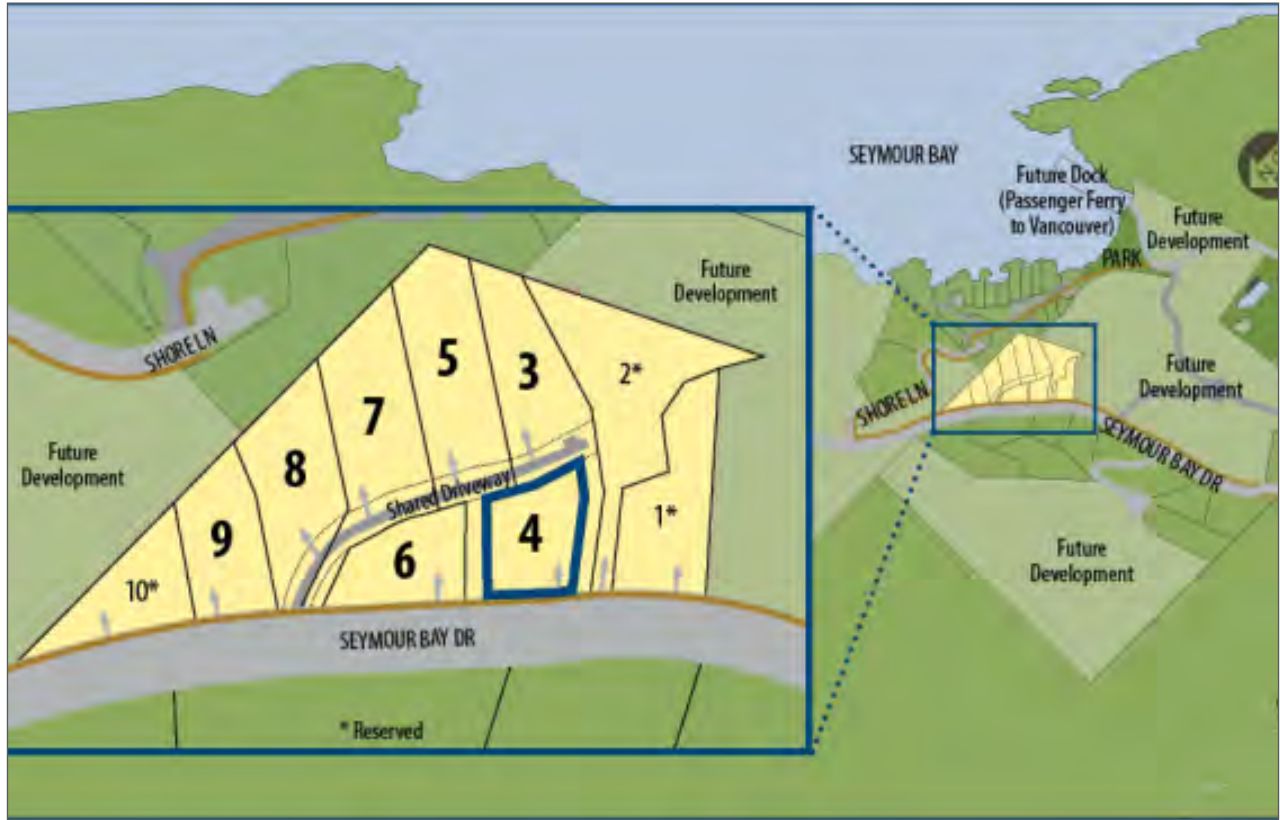




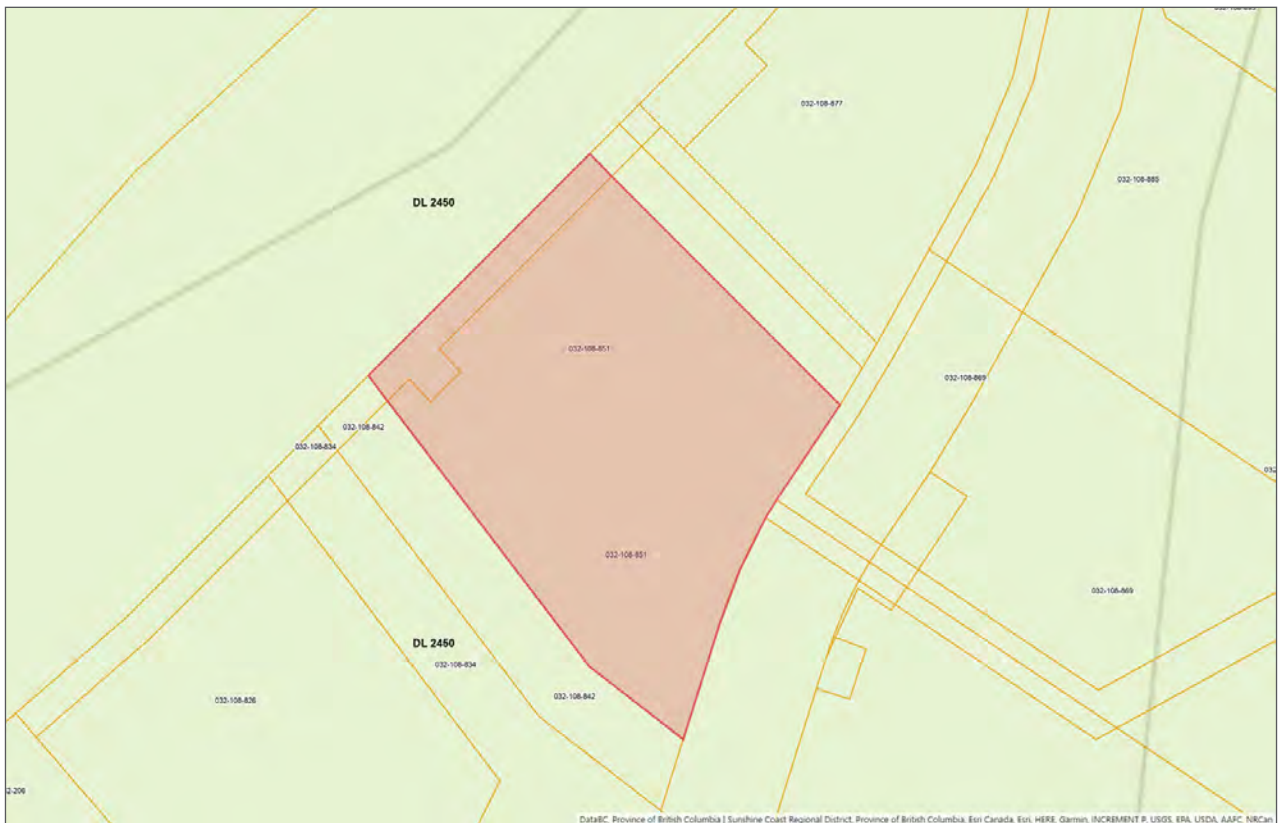


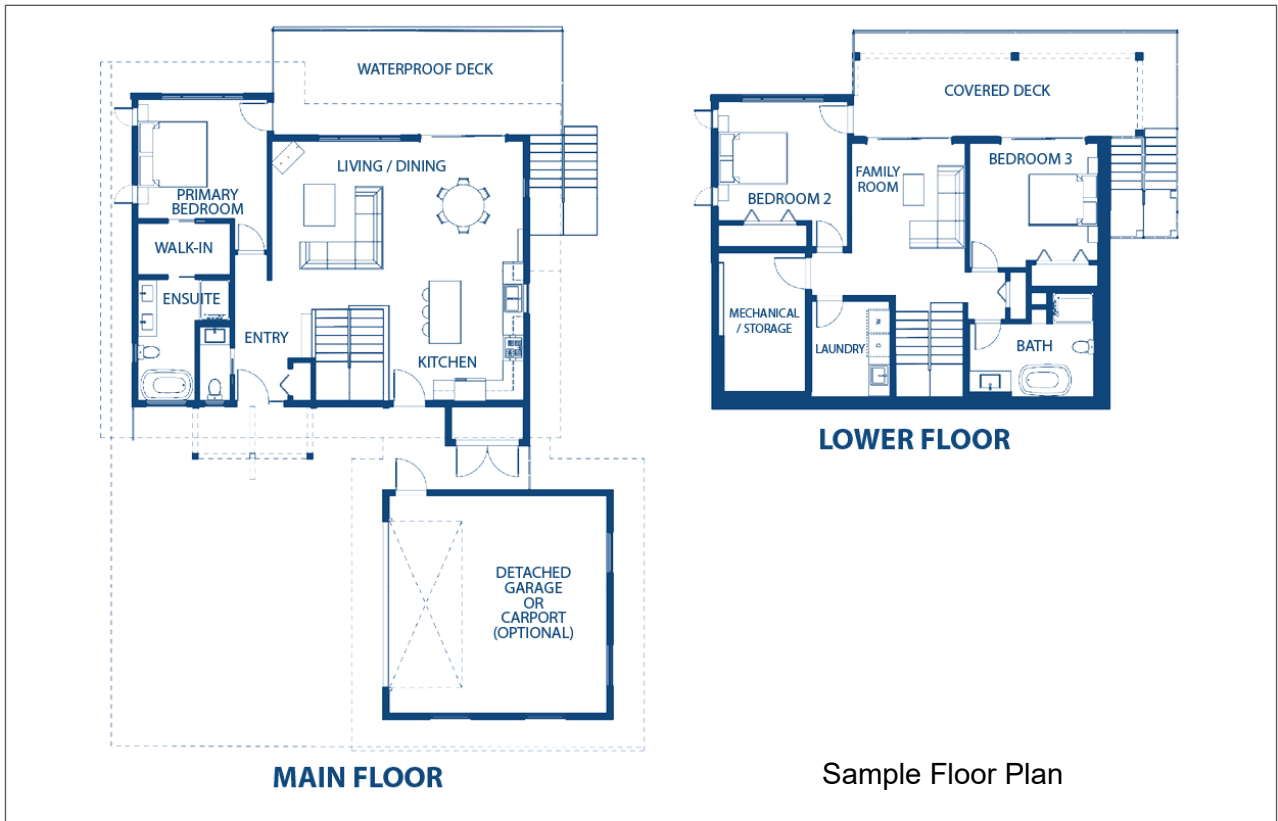
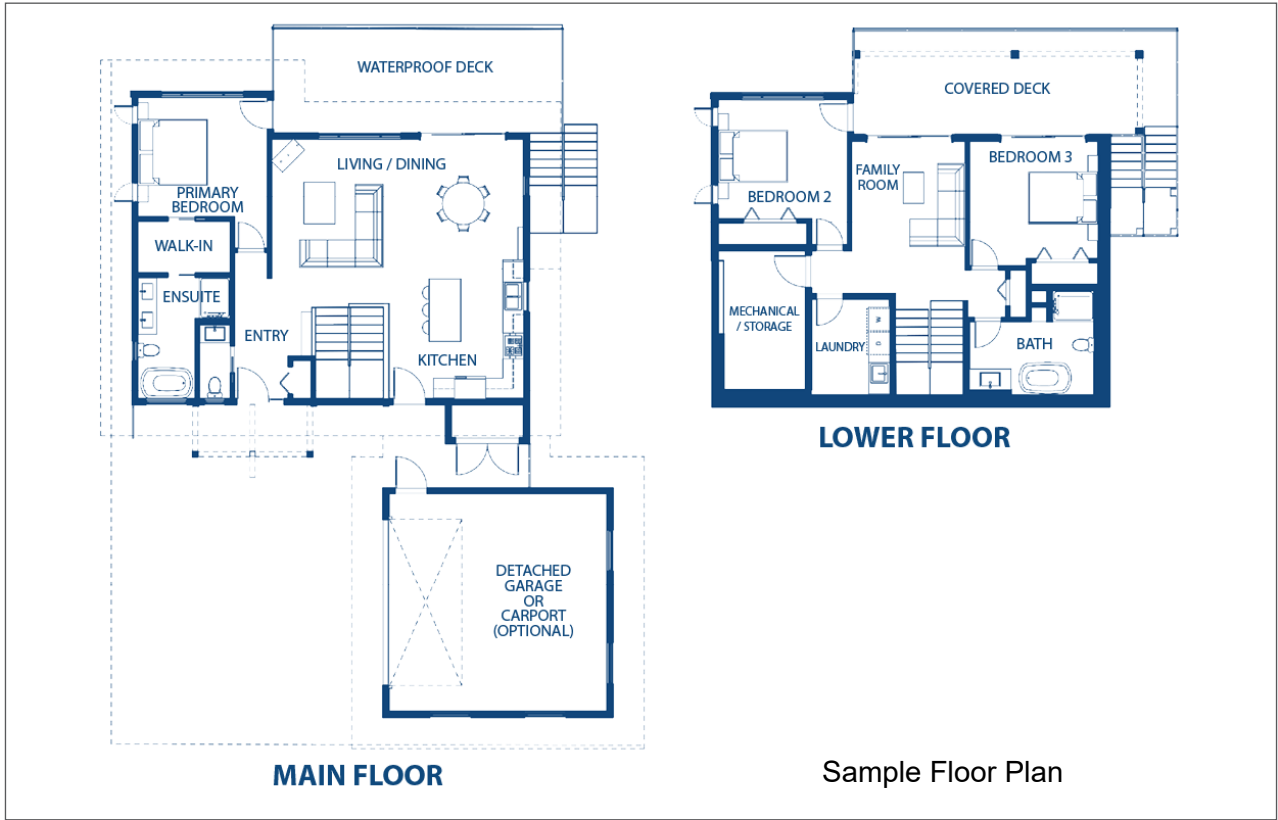














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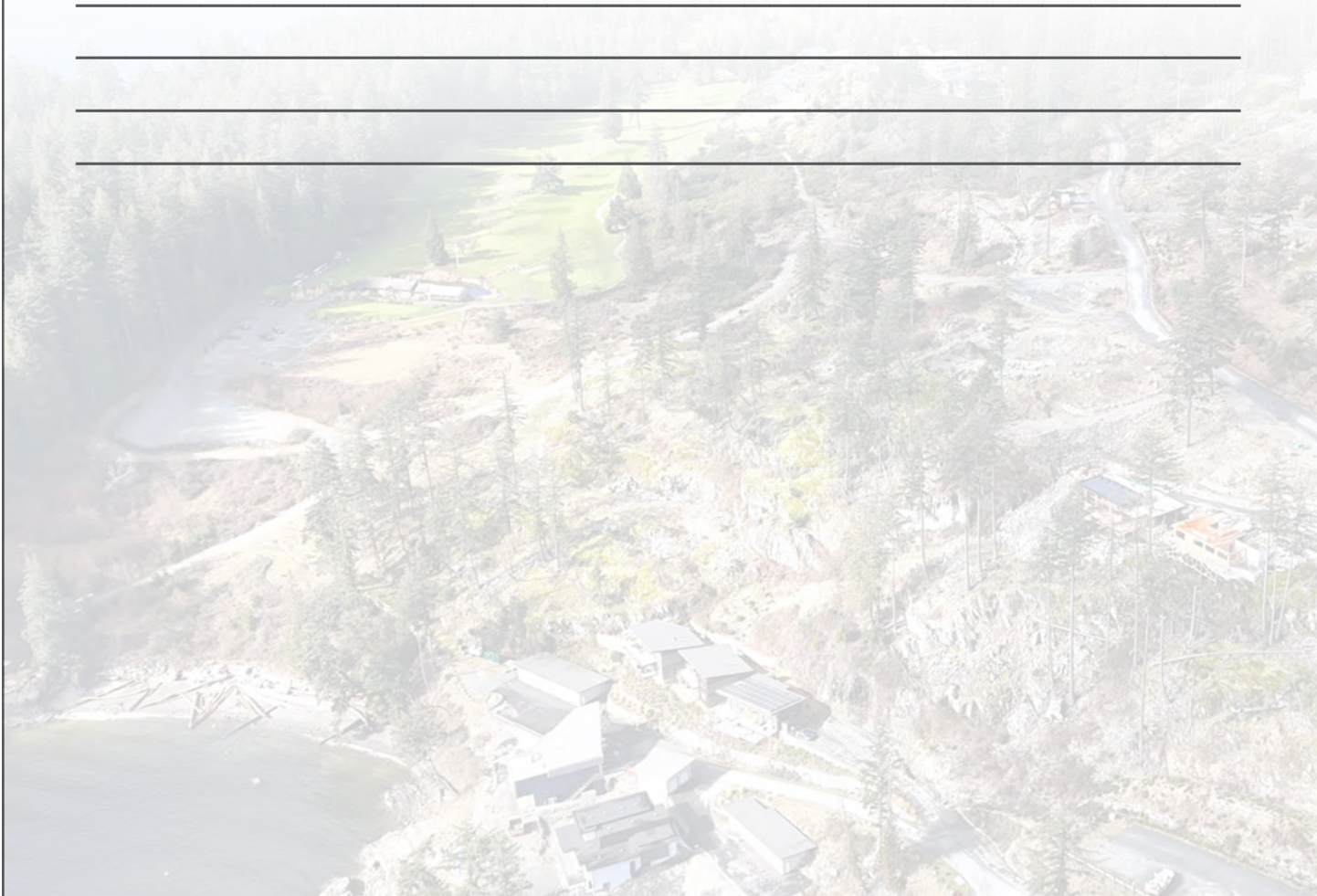
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