

## PROPERTY

- One of the most private properties on Bowen Island that is in close proximity to Snug Cove
- Most of the acreage is mature forest
- Significant tree clearing around the house for fire protection and natural light
- Views of Mt. Collins and the North Shore Mountains in the distance
- Extensive network of hiking trails bordering the property
- Property borders Camp Bowen – ‘island institutional zoning’ with very low probability of development
- Zoning allows secondary detached dwelling
- Sizeable fenced and flat garden area with many mature blooming trees and shrubs
- Flat parking for many cars; Flat access into the house; Flat open lawn space
- Multiple decks/patios on all 4 sides of the home
- Within walking distance to Island Pacific School and Cates Hill Chapel
- Easy access to the island’s Multi-Use Path for cycling/walking to the public school and to the heart of Snug Cove

## HOUSE

- West Coast style home with exposed beams, vaulted ceilings and many large windows
- Fantastic home for families – 3 bedrooms on the same floor
- Huge lofted flex space open to below – exercise area, play area, office, etc.
- Primary bedroom has a finished attic space (low height)
- Other 2<sup>nd</sup> floor bedrooms each have their own lofted space; One bedroom has a door to a sun deck
- Access to the fenced garden from the dining room and the art studio
- Large partially finished basement with lots of natural light, utility sink, workshop, and storage areas
- Freshly painted throughout the home
- Flooring: Saltillo tile, engineered hardwood, wall-to-wall carpet
- Electrical panel is wired for a generator; UV light water filtration system

**Heat:** Heat pumps, baseboards, wood-burning fireplace

**Water:** License to draw from Guild Creek (\$50/year)

**Sewer:** Septic