

1558 Mount Gardner Road, BOWEN ISLAND

3 bedrooms • 2 bathrooms • 3061 sf • 3.3 acres

LOCATION

- Breathtaking views from the Sunshine Coast, Hutt Island, and up Howe Sound
- Rarely available low bank acreage waterfront – swimming, kayaking, and scuba diving literally at your doorstep
- Located in sheltered Galbraith Bay with the potential to add a dock
- Almost at the end of the road – minimal traffic; Neighbours only on one side of the property
- Regular Orca sightings plus a multitude of sea life including seals, sea lions, otters, and shorebirds
- Best location on Bowen for viewing the Northern Lights
- Steps away from a public/government dock (there are only 2 public/government docks on Bowen Island)
- Just minutes to Gibsons by boat; watch the Langdale ferry coming and going between Bowen, Gambier, and Keats
- Fabulous location to explore the intertidal zone

HOUSE

- Renovated in 1987 with a concrete perimeter foundation added
- Post and beam construction
- Many skylights for maximum light
- Two sets of over oversize sliding glass doors to the full-length deck
- 14' vaulted ceiling in the living and dining areas
- Upper floor is partially open to below
- Oak hardwood floors with inlay details on the main floor
- Primary bedroom has ocean views and a private west-facing deck
- Large unfinished lower level : 1300 square feet with 9' ceilings
- Heated by an electric furnace plus an efficient wood-burning fireplace insert that is WETT certified
- Has a water filtration system (leased)

PROPERTY

- Approximately 150' of waterfront frontage; 3.3 acres in total
- Approximately 18,000 square feet on the water side; the rest of the property continues across the road and up the hill
- Easy access to a multitude of hiking areas
- Septic tank recently emptied, and septic field lines flushed
- Large Permaculture garden on the south side
- Partially fenced yard to keep the deer out of the garden
- Large woodshed
- Water supply is a community water system managed by Vancouver Coastal Health