

- Semi-waterfront, like-new West Coast style home
  - Available to be sold mostly turnkey with furnishings included (excluding artwork)
  - Stunning southerly views from West Vancouver, Vancouver, UBC, and beyond
  - Located in the sunniest and warmest micro-climate on Bowen Island
  - Best area for salmon fishing
  - Orcas and Humpback whales are often seen during their seasonal visits
  - A foot path takes you on a short walk to the acclaimed Bowen Island Golf Course and to Seymour Bay Beach
  - Mooring buoy and a brand new inflatable boat included
  - Future potential for an electric ferry to dock at Seymour Bay
  - Low-maintenance landscaping/hardscaping; Privacy fence
  - Gorgeous rock bluff provides for an intimate patio setting and comes with accent lights
  - Huge patio plus 2 additional south-facing decks
  - Propane fire pit; 14' cantilevered patio umbrella and patio furniture
  - Cedar hot tub included
  - EV charger with dedicated parking spots for 2-3 vehicles
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- Custom porcelain dining chandelier imported from England
  - Custom indigenous-inspired window artwork
  - Built in speakers indoors and outdoors
  - Hot water on demand; HRV system; ventless dryer
  - Coffee bar/pantry
  - Custom "Designer Closet Guys" closets
  - Fresh paint throughout the home
  - Wide plank Oak hardwood flooring
  - Propane fireplace
  - Alarm system

**Heat:** Radiant heated floors, propane fireplace

**Water:** Cowan Point Water

**Sewer:** Cowan Point Sewer