

361 Forest Ridge Road, BOWEN ISLAND

3 bedrooms • 3 bathrooms • 3326 sf • 2.5 acres • Built in 2006

FEATURES

- Architectural, custom home, designed to integrate seamlessly into the environment (Still Point Architecture)
- Extensive custom millwork throughout the home
- Main living spaces on one-level, with south-facing views
- Multiple sets of double French Doors out to the deck
- More than 1300sf of new composite decking, with glass railings
- Custom Hunter Douglas blinds, including blackout blinds in the bedrooms
- Wide plank wood flooring, and newer wall-to-wall wool carpeting
- 2 custom cast Limestone fireplace surrounds
- Small office with built-in desk and shelving has its own access from outside
- Large games room; Upstairs office nook with built-in desk
- Family room could make an excellent home-based business office (separate wing, accessed off foyer)
- Additional bedrooms are oversize
- Gourmet kitchen opens onto the covered deck
- Wolf range; Bosch dishwasher; Bosch fridge; Jenn Air fridge/freezer in utility room
- Large laundry room with utility sink and storage cabinets
- NEW Heat pump; NEW high-efficiency forced air propane furnace
- Heated floors in the ensuite and full bathroom
- Gutter guards for easy maintenance
- Full-height storage space plus 2 additional storage spaces
- 2-car garage, with lots of open parking
- Hot Tub; Security System

LOCATION

- Estate-like 2.5 acre property, accessed by a long, winding paved driveway
- Zoning allows for the potential to build a secondary detached dwelling
- Private and quiet location at the end of a cul-de-sac
- Large backyard with lawn, elevated rockery gardening area, and cedar potting shed
- Backs onto Crown Land, with trails leading to the 1000-acre Bowen Island Ecological Reserve
- An abundance of wildlife all around – songbirds, eagles, owls, deer
- South-facing, bright and sunny property with distant views south to the Salish Sea and Gulf Islands
- Close to the Bowen Island Golf Course
- Not far from Seymour Bay Beach and Alder Cove Beach
- In a neighbourhood of acreage properties