

HOUSE

- Custom Architectural design (Jack Falk Design Associates) inspired by Frank Lloyd Wright
- Prairie-style horizontal “ribbons” of windows throughout; Fir millwork
- Oversized rooms and hallways; Flexible floor plan
- Several rooms can function as bedrooms/studios/offices/dens
- Easy-care luxury vinyl plank flooring plus wall-to-wall carpeting (upper floor)
- High-end Scandinavian Krog Iversen (now Jotul) wood-burning stove
- Multiple sets of French doors to the outside
- Decks off the kitchen and living room
- 500+ sf workshop/storage with separate entry from the driveway
- 350+ sf of dry crawl space storage; Central vacuum

PROPERTY & LOCATION

- Large, flat fenced yard; Flat driveway with parking for 2 cars
- Tall Cedar hedging provides excellent privacy; Tree house in backyard
- An abundance of birds all year long
- Located in Bowen’s most desirable neighbourhood – walkable to everything
- Hours of hiking at your doorstep and beaches around the corner

UPDATES

2020 • Metal roof with exterior hatch access

2021 • Updated insulation around windows, doors, and perimeter foundation

- Added fencing
- New low-maintenance, drip-irrigated landscaping (Simon Jessup)
 - rock work, paths, gardens, many decorative trees and shrubs added
- New vanity in powder room
- New insulating window blinds throughout
- New skylight glass and seals

2022 • Kitchen updates: new Alder cabinet fronts, countertop, clear Cedar ceiling, new solid Fir doors

2025 • New exterior paint/staining

Heat In-floor radiant heating on all floors including lower floor storage; wood-burning stove

Water Cove Bay Water System

Sewer Septic