

LOCATION

- South-facing Waterfront property with unobstructed panoramic views
- Views from West Vancouver to Vancouver, UBC, the airport, and beyond
- Views of the skyline of Vancouver, and on a clear day Mt. Baker and the Cascade range
- You have a front row seat to watching the ferry and cruise ships
- Located in the sunniest and warmest microclimate (less snowfall) on the island
- Steps to quiet Seymour Bay Beach and a short walk to Alder Cove Beach
- Walkable to Bowen Island's acclaimed golf course, operating 11 months of the year
- Potential to install a mooring buoy for your boat
- An excellent area for seasonal salmon fishing
- Seasonal visits from Humpback whales, Orcas, sealions and migrating waterfowl

FEATURES

- Modern, bright, and contemporary; Sited and designed to maximize the views
- BC Energy Step Code 3 building code compliant
- Separate radiant in-floor heating and central air conditioning; Central vacuum
- Heat Recovery Ventilation (HRV) system; Central vacuum; SONOS indoor/outdoor audio system
- Security system with remote monitoring cameras; RING doorbell
- Wired for a Smart Home (Fibre, Cat5, RG6)
- Propane and electric fireplaces
- Engineered White Oak hardwood flooring
- Quartz countertops, back splashes, and fireplace surround
- Custom wall and ceiling treatments
- California-style closets in all bedrooms
- Frameless glass and stainless steel railings (interior and exterior)
- Oversized European sliding glass patio doors
- Great room with 19' ceilings; Upper floor open to below
- Ensuite steam shower and soaker tub
- Entertainment bar and wine tasting area
- Expansive rec room/media room with walkout to covered oceanfront patio
- Covered decks with low-maintenance stone flooring
- Composite Panel cladding; Carport wired for electric car charger
- Engineered aluminum staircase from carport to mudroom entrance
- Two separate car garages (detached) with lockable large size storage spaces