

FEATURES

- Beautiful Arts & Crafts style home in a European-style village neighbourhood
- Custom detailing and antique features from vintage homes in Victoria and Oak Bay:
 - Bannister, railings, and cupboard doors
 - Lighting pendants
 - Reclaimed Douglas Fir wood floors
 - Fireplace tile surround and engraved mantelpiece
 - Clawfoot bathtub
- Douglas Fir doors, windows, and kitchen cabinetry; Built-in tv cabinet
- A fireplace on each floor (2 wood-burning stoves and 1 open fireplace)
- Custom wood window blinds
- Covered front porch
- Private, fully-fenced charming rear patio with mature shrubs and trees
- Cozy view deck off the living/dining room
- Fenced rear garden with laneway access and storage shed
- Flat, fenced front lawn space; Extensive rock work and garden beds
- Lower floor large, bright 1 bedroom/1 bathroom in-law suite with private patio and entry
 - Ability to rent long or short term
- Heat: electric furnace (perfect for future heat pump), fireplaces, electric baseboard
- Water: Community (Cove Bay)
- Sewer: Shared septic system

ZONING

- CD1 Zoning allows unique 'Artisan Industry' use

LOCATION

- 180°+ views from West to East, from the Sunshine Coast to the North Shore Mountains
- Just steps from Artisan Square – shops, galleries, food, Montessori childcare, transit bus, and more
- Walkable to many Bowen amenities:
 - The ferry
 - Crippen Park and its multitude of hiking trails
 - Public School
 - Community Centre (opening soon)
 - Health Centre
 - Shops, stores, & restaurants at Village Square
 - Library and churches