

## FEATURES

- Custom Farmhouse design style
- Douglas fir beams, floors, doors, and trim
- Open plan kitchen/living with sliding doors to large deck
- Wood-burning stove (WETT certified)
- Tongue and groove ceilings throughout the home
- Primary bedroom and ensuite on the main floor
- 3 more bedrooms and a full bathroom with laundry upstairs
- 1100+ sf crawl space storage
- New induction range
- New microwave

## LOCATION

- Located within walking distance to Snug Cove and Artisan Square
- Also walkable to the Bowen Island Community School and new Community Centre
- Around the corner from Cates Hill Park
- Up high on Cates Hill with lots of sunlight all year round
- Low maintenance, deer resistant landscaping
- Wood shed
- On sewer (no septic system) and municipal water supply