

MAIN HOUSE 3 bedrooms • 3 bathrooms • 3057 sf

INTERIOR

Appliances: WOLF, GAGGENAU, BOSCH, ASKO, WHIRLPOOL
Kitchen has propane cooktop and double wall ovens (1 microwave/convection)
Kick space kitchen heater
Quartz countertops; concealed appliance cabinet/coffee station
Kitchen prep area/butler's pantry/laundry/office nook with garage access
3 -panel oversized sliding glass doors in living room
2-panel oversized sliding glass doors: kitchen and primary bedroom
Granite fireplace surround, wood-burning fireplace, live edge mantle
Built-in shelving; album storage, sliding drawer turntable
Powered window blinds
Double door entry with solid core doors throughout
Flooring: Wide plank engineered Oak, stone/tile, Luxury Vinyl Plank
Lighted staircase, built-in 'rock climbers' art installation
Lower floor has 9' ceilings
Art studio: storage drawers, grid of potlights, sink, exterior door
Water filtration system (owned, not leased)
Primary Suite on main floor, 2 more bedrooms below

EXTERIOR

Cladding: wood, granite, fibre cement board
Synthetic decking, glass deck railings
Covered outdoor dining with 2 heaters
2-car garage with ev-charger conduit
BBQ with propane hookup
Interlock brick and concrete driveway
Metal roof with 1800 gallons water cisterns
Generator
Weather station
Garden beds prepped for plantings
Covered wood storage area

COACH HOUSE 2 bedrooms • 2 bathrooms • 992 sf

INTERIOR

Appliances: WOLF, BOSCH, KITCHENAID, SHARP, ELECTROLUX
Kitchen has propane cooktop and double wall ovens
Quartz countertops
2 -panel oversized sliding glass doors to covered view deck
Propane fireplace insert with fan
Flooring: Wide plank engineered Oak, tile
Heated floors in bathrooms
Tech closet
Powered window blinds
Water filtration system (owned, not leased)
One-level living

EXTERIOR

Cladding: wood, granite, fibre cement
Synthetic decking, glass deck railings
Covered outdoor dining area
2-car garage with ev-charger conduit
BBQ with propane hookup
Interlock brick and concrete driveway
Metal roof
Generator

LOCATION

Excellent sun exposure all year long
On a quiet cul-de-sac (no through traffic)
5-minute drive to the ferry
Humpbacks and Orca blows can be heard (seasonally)

743 Channelview Drive, BOWEN ISLAND

0.5 acres • Built in 2021

Heat: Heat pump, radiant, wood fireplace, propane fireplace

Water: Cove Bay Water System

Sewer: Septic