

**FOR SALE**

*Howe Sound*

# THE CAPE ON BOWEN

BOWEN ISLAND, BRITISH COLUMBIA

FOR MORE INFORMATION  
PLEASE CONTACT:

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\*Personal Real Estate Corporation

**EXCLUSIVE OFFERING**



**OVER 350 ACRES OF PRISTINE DEVELOPMENT LAND  
SUBDIVIDED INTO 35 FULLY-SERVICED RESIDENTIAL LOTS**

**CBRE**

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# THE CAPE ON BOWEN

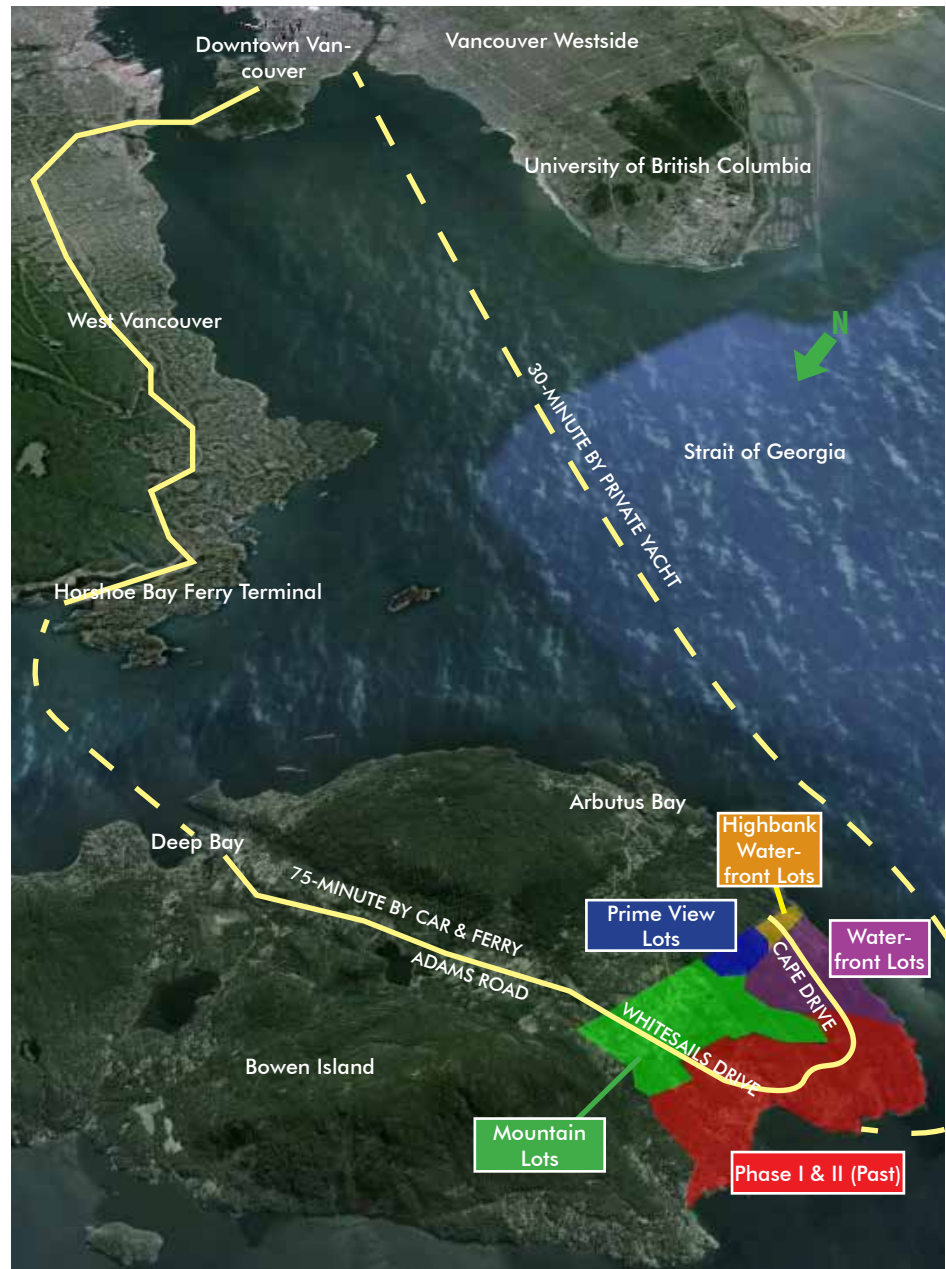
BOWEN ISLAND, BRITISH COLUMBIA

## LOCAL AMENITIES

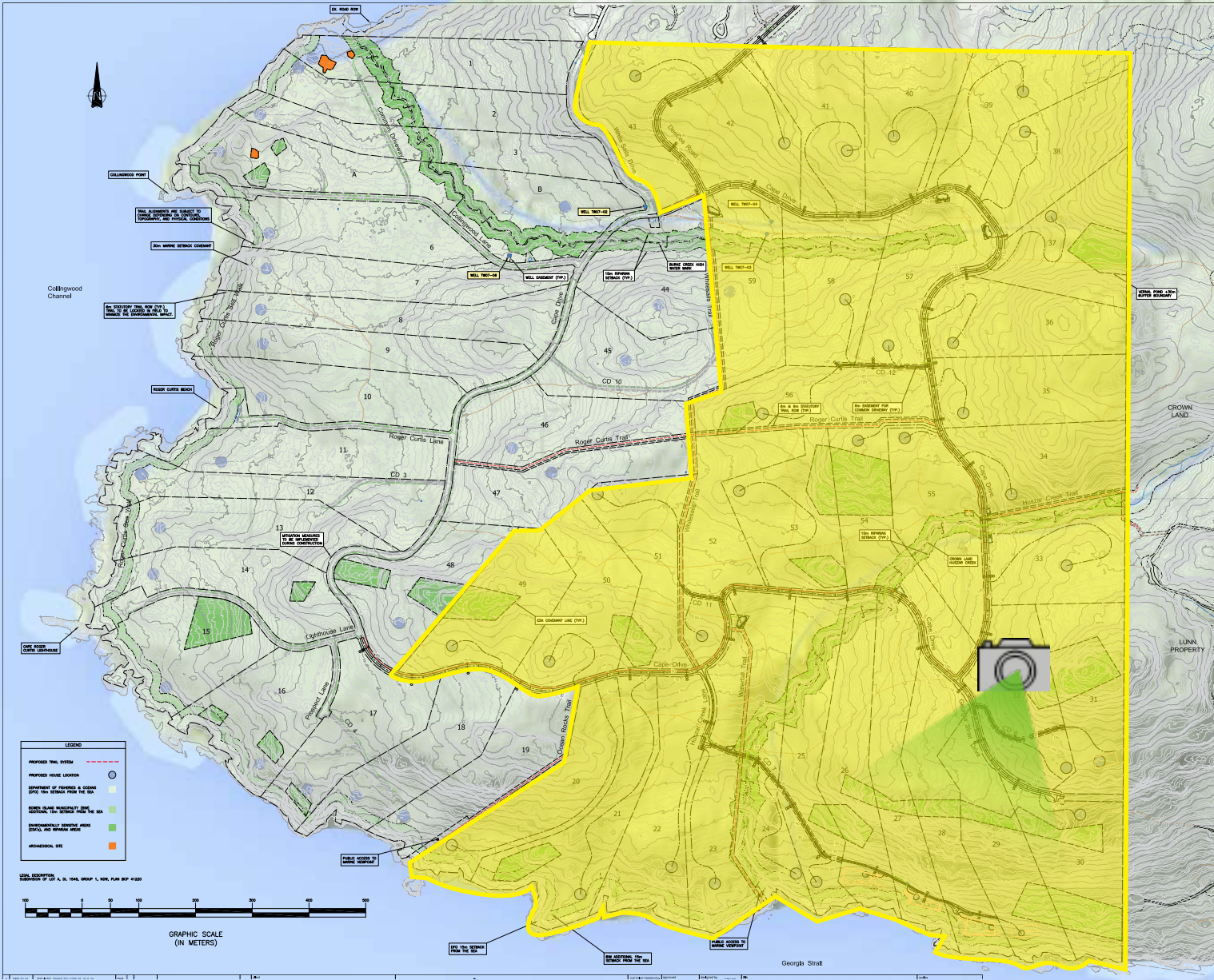
- A 2,746 meter 130 slope rate 9-hole golf course
- Current water transportation options include BC Ferries, English Bay Launch, and Cormorant Marine
- Bowen Island has a long history of being a day-trip destination from Vancouver. The island offers numerous popular swimming beaches including Sandy Beach, Tunstall Bay, Cates Bay and Bowen Bay
- Watersport activities are not limited to beaches with kayaking and sailing prominently features across Bowen.
- Crippen Regional Park features trails and picnic areas. A popular hike leads from the ferry dock to Killarney Lake and then to Mount Gardner, the island's highest point.

## BOWEN ISLAND DEVELOPMENT

- The Bowen Island Municipality is currently in favour of economic development and is currently seeking public opinion on proposed amendments to the official community plan regarding economic development on Bowen Island.
- The proposed changes are meant to (1) expand tourist accommodation options, (2) encourage ferry service to meet Island growth, and (3) encourage proposals for job creation and economic activity.
- Proposed changes include introducing new retail and mixed-use campuses, townhomes and apartments in Snug Cove, the main economic center on Bowen Island with FSR between 0.5 and 1 up to 2.5 storeys







 Subject Property  
 Previous Phase of Development





A nighttime photograph of the Vancouver skyline as seen from the North Shore. The city lights are reflected on the water of the Strait of Georgia. Two blue callout boxes with white text identify 'North Shore' on the left and 'Downtown Vancouver' on the right. The foreground shows dark silhouettes of trees.

Downtown  
Vancouver

North Shore



From Left to Right: Stanley Park, Downtown Vancouver, Vancouver Westside, the University of British Columbia, and Richmond as viewed from Lot 32 at the Cape on Bowen. Approximately 19 south-facing lots of the Cape on Bowen's 35 lots feature spectacular views across the Strait of Georgia of Metro Vancouver. The north-facing lots feature unobstructed views of Tunstall Bay, while the east-facing lots point towards the Bowen Island ecological reserve and Horseshoe Bay.



A nighttime photograph of the Vancouver skyline across a body of water. The city lights are visible in the distance, with a prominent cluster of skyscrapers. Two blue callout boxes with white text are overlaid on the image. The first box, labeled 'Metrotown', points to the central business district. The second box, labeled 'Vancouver Westside', points to the western part of the city.

**Metrotown**

**Vancouver Westside**



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## INVESTMENT HIGHLIGHTS

- CBRE Limited ("CBRE") is pleased to present this rare opportunity to acquire a development-ready site for residential development. This trophy 351.53 acre site is in a pinnacle resort location, less than 30 minutes from Downtown Vancouver by private ferry and approximately 75 minutes by car and public ferry, the location enables residents to enjoy both the convenience of city life and the relaxation of natural-living. Featuring expansive views of the Strait of Georgia, the Cape on Bowen Island remains to be one of the few remaining high acreage residential sites with waterfront access.
- The Cape on Bowen is located on the south-western tip of Bowen Island, which is situated off the Lower Mainland, approximately 3.5 to 4.0 kilometers west of the District of West Vancouver and at the entrance to the Howe Sound from the Georgia Strait.
- The subject property has further been subdivided into 35 distinct parcels measuring an average 10.04 acres in size. Each lot is fully serviced with public road access, sewage, electricity and telecommunications lines newly installed up to the lot lines.
- The site is currently zoned RR1 for rural residential estates, stipulating a minimum lot size of 4 hectares under the Cape Roger Curtis Development Permit Area.

<b>ADDRESS</b>	<b>The Cape on Bowen, Cape Roger Curtis, Bowen Island, BC</b>
<b>LEGAL DESCRIPTION</b>	<b>District Lot 1548 Group 1 New Westminster District Plan BCP43265</b>
	<b>Lots 20 to 43, and Lots 49 to 59</b>
<b>SITE SIZE</b>	<b>351.532 Acres</b>
<b>AVERAGE LOT SIZE</b>	<b>10.04 Acres</b>
<b>MINIMUM LOT SIZE</b>	<b>9.884 Acres</b>
<b>NUMBER OF LOTS</b>	<b>35</b>
<b>PRIME WATERFRONT LOTS</b>	<b>11</b>
<b>ZONING</b>	<b>RR1 - Rural Residential</b>
<b>FINANCING</b>	<b>Available Clear Title</b>
<b>ASKING PRICE</b>	<b>Please contact Agent for further details</b>

**CBRE** CBRE Limited | 1111 West Georgia Street | Suite 600 | Vancouver, BC V6E 4M3 | [www.cbre.ca](http://www.cbre.ca)

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