



1581 Hunter Lane, Bowen Island

Features of this home

Property description

- Three acres with extensive mature gardens, natural pond, riparian and wooded area
- Ocean view
- Southwest facing
- Beach access
- Three additional adjacent acres also available

House

- Designed by Architect Daryl Plater
- Custom built; completed August 2009
- Cedar siding exterior
- Custom milled BC fir throughout interior
- Concrete floors with hydro radiant heating
- Silestone countertops, custom fir cabinets throughout
- High efficiency wood burning fireplace in living room
- Gas fireplace in downstairs bedroom
- Water source- has own deep well
- Water treatment system including UV
- 17 kilowatt automatic propane fired generator
- Alarm system
- Vacuum system roughed in
- Windows - Low-E glass on south and east facing windows
- 500 litre propane tank

Separate building with guest cottage with garage, garden shed and wood storage area

- Guest cottage including loft and full bathroom, with rough-in connections for kitchen
- Connected to the main house by a breezeway with a live roof
- Garden shed with live roof and wood storage area
- Garage with work bench

Gardens and outdoor areas

- Extensive decks and patios surround the house providing all day sun exposure, and privacy
- Hot tub
- Professionally designed landscaping and rock work
- Open and fenced gardens
- Raised bed vegetable garden; herb garden
- Many ornamental trees and flowering shrubs
- Automatic irrigation system
- Landscape lighting
- Natural 40 foot pond, 1.5 acres of riparian area, rushes and wildlife
- Wooded area

House interior - upper level

- Open living/dining, kitchen
- French doors in living area opening out onto deck and patio with ocean view
- Den/TV room
- Master bedroom with french doors opening onto deck and hot tub
- Large walk-in closet
- Master ensuite with double sink, separate bath and glassed-in shower
- Laundry and powder room
- Miele washer, dryer and dishwasher
- Wolf gas stove, oven and fan
- Jenn-air refrigerator

House interior - lower entry level

- Two bedrooms, one with glass fireplace and french doors opening onto a private deck
- Full bathroom
- 20 x 12 foot gym with mirrored wall
- Fully accessible mechanical room and storage 35 x 7
- Crawl space storage area



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