



BELTERRA COHOUSING
HOME FOR SALE \$588,500
BOWEN ISLAND, BC

OPEN HOUSE
Saturday, April 22, 2017 10 am - 2 pm

DESCRIPTION

Stunning views of Cypress Mountain and Howe Sound greet you upon entering this highly desirable, two-bed, two-bath, open-concept suite at Belterra Cohousing. The vaulted ceiling leads from the kitchen to the dining-living room where large picture windows and a private balcony look out to the forest, mountains, and sea. The cross-island hiking trail and park lands are just outside your door.

Like other homes at Belterra Cohousing, this nearly-new suite is very energy efficient (certified Built Green Gold) with hydronic in-floor radiant heat, Low-E windows, and Energy Star-rated appliances. The modern kitchen was upgraded with a stainless steel farmers sink, tumbled-marble tile backsplash, quartz counter tops, under-counter lighting, and high-end KitchenAid appliances.

Other owner-customized improvements include two operable skylights, a UV drinking water system, marble-faced wall-mounted propane fireplace, and a Bosch stacking washer & dryer. The master bedroom has majestic, east-facing views, en suite bathroom with shower, and specially designed blackout roller shades.

Along with its list of special features – like custom closet built-ins, remote-controlled ceiling fans, high-end lighting fixtures, retractable front door screen, and see-through roller blinds – this home offers the unique opportunity to explore cohousing, a community model that is popular among socially and environmentally-conscious people worldwide.

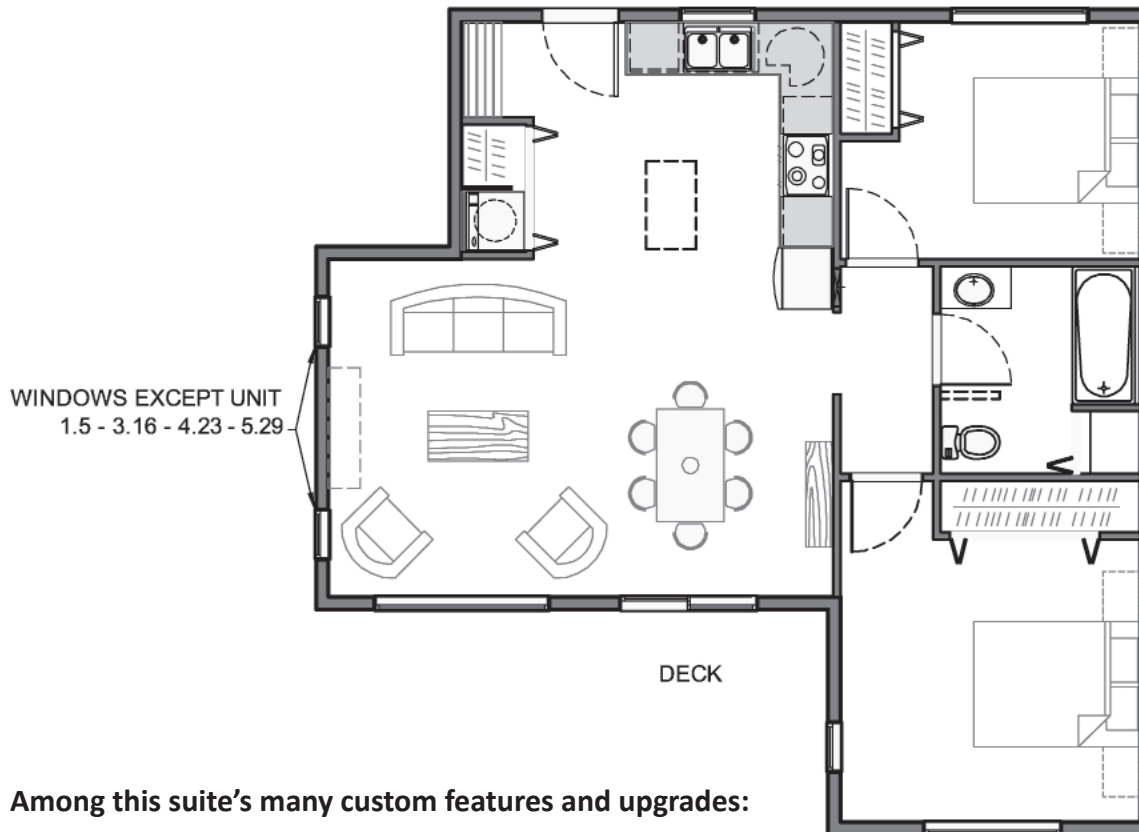
Built in 2015 and only occupied part-time, this immaculate 867 sf suite is completely accessible with level entry and convenient parking.



Suite 423 - Unit E

Situated on the top floor of Building 4, Suite 423 is nestled in the forest with sweeping views of the Coastal Range and Howe Sound. One of 30 residences within the Belterra Cohousing community, this home on Bowen Island is conveniently located within walking distance of Artisan Square and less than 2 km from the ferry terminal in Snug Cove.

Based upon an E-unit floor plan, Suite 423 has two bedrooms and two bathrooms with an open plan kitchen, dining and living room. Filled with light and views of nature, the suite has clerestory windows as well as a spacious, sunny balcony and two skylights.



Among this suite's many custom features and upgrades:

- Marble-faced propane fireplace
- Stainless steel farmers sink
- Designer dining room light
- UV filtered drinking water system
- Quartz countertops with under-counter lighting
- All stainless KitchenAid appliances
- Bosch stacking washer & dryer
- Vaulted 12-foot living room ceiling, 9-foot throughout
- Two fully-operable skylights in (kitchen and bathroom)
- En suite bathroom with shower in master bedroom *not shown
- Full bathroom with tub and skylight
- Roll-away front door screen
- Built-in closet organizers and bookshelves
- Large deck with planter boxes
- Remote-controlled lights and ceiling fans in three rooms
- Windows fitted with modern roller blinds (black out option in both bedrooms)

MOBIUS ARCHITECTURE
0815

BELTERRA

UNIT E

+/- 867 SF

DATE: SEPT., 2012

DWG: REV.

E



COMMUNITY LIVING ON THE
CLOSEST ISLAND TO VANCOUVER.
20-MINUTES BY FERRY FROM HORSESHOE BAY:
BELTERRA COHOUSING ON BOWEN ISLAND.



BREATHTAKING VIEWS AND A PRIVATE OUTDOOR
DECK BRING YOU CLOSE TO NATURE.



COMMUNITY LIFE

Cohousing is more than living in a condo or co-op. We value our privacy and personal space, but choose cohousing as a way to explore and contribute to the community. Weekly potlucks, monthly meetings, and work parties foster a sense of shared purpose, while spontaneous music, games, and laughter remind us how we thrive in a village environment.

Homeowners share strata assets, including use of our 3,700 sf Common House, which is at the centre of community life. The building houses a commercial-sized gourmet kitchen, Great Room, cozy lounge with wood stove, multi-purpose room, two guest rooms, children's playroom, and a fully-equipped workshop.

Many of us were surprised to find that Bowen Island is not just a great place to raise children or retire, but is also a vibrant hub of cultural arts, small scale agriculture, outdoor adventure, and spiritual practice.

SALE INFO

This is a "Sale by Owner." Bids will be accepted after the April 22 Open House. For more about Belterra Cohousing see: www.belterracohousing.ca or write: sales@belterracohousing.ca Phone: 604-240-1036 (Pacific Time Zone). To learn about Bowen Island: <http://bimbc.ca/content/community-profile>



Belterra Mission Statement

To create and sustain an evolving community that embraces respect for a diverse group of ecologically accountable and socially responsible people.

Operating Principles that Guide Our Decision Making

RESPECT

To encourage, value and consider each member's perspectives while honouring the group's principles.

RESOLUTION

To work toward a solution in the spirit of unity and be willing to find consensus which considers the highest good for both individuals and the community.

SOCIAL RESPONSIBILITY

To consider the impact of our community's decisions on the larger community.

ECOLOGICAL STEWARDSHIP

To consider the impact of our community's decisions on the environment by actively reusing, recycling, reducing, resourcing and restoring.

PARTICIPATION

To actively include and encourage others to participate in the community's activities and decision-making process.

CO-OPERATION

In the spirit of service, to offer our talents and resources in a collaborative effort for the betterment of the community.

FINANCIAL RESPONSIBILITY

To make decisions that respect budgets and the values of the community while considering the short and long-term scenarios. To support financial transparency by making available all financial information when requested by members.

INTERPERSONAL COMMUNICATION

To support honest interchange by actively listening to one another and honouring our differences; to create a safe environment where the transparent, authentic and non-harmful expression of feelings, beliefs, and ideas are encouraged.

CONCERN FOR FUTURE GENERATIONS

To make decisions that consider the impact on the future generations of our community.