Lot C Island Hwy W, Bowser

British Columbia, V0R1G0

499,000

For Sale / #1029781

Lot Dimensions: 1.24 ac

Description

Lots B & C Ã¢?? Prime Development Opportunity in Bowser Village Core Two adjacent parcelsÃ¢??Lot B (1.16 acres) and Lot C (1.24 acres)Ã¢??present a rare and versatile development opportunity in the heart of Bowser, along Vancouver IslandÃ¢??s scenic Lighthouse Route. With shared access, a combination of open space and mature trees, and a central location just steps from the growing village core, these level, build-ready lots offer the perfect canvas for a variety of residential or mixed-use projects. Zoned RS2M and designated Village Centre Commercial Mixed Use under the Electoral Area H OCP, each lot permits 2 homes and 2 secondary suites, supports building strata, and allows up to 35 dwelling units per hectare (approx. 14 units total, subject to approvals). Water is available from at the lot line from Bowser Waterworks, septic will be required, making development more streamlined and cost-effective. Enjoy a short walk to nearby beaches, with Deep Bay Marina, golf courses, and recreational trails all just minutes away. Centrally located between Qualicum Beach and Courtenay, this area offers easy access to shopping, dining, and services while retaining its charming, small-village feel. Whether youÃ¢??re a builder, investor, or visionary looking to be part of BowserÃ¢??s future, these lots offer flexibility, potential, and lifestyle appeal. Information package availableÃ¢??contact us today to learn more. (id:6772)

Features

Area	Bowser	**Property Type**	Vacant Land
Province	British Columbia	**Lot Dimensions**	1.24 ac
Country	Canada	**Acreage**	true
Ownership Type	Freehold	**Total Parking**	6