

# Arbutus Ridge

Estate lots on the west side of Bowen Island



Across the property, spring 2025. Photography: David Strongman.

Four lots remain, priced \$545,000 to \$999,000 (as of September 4, 2026).  
Prices exclude GST. Municipal water, BC Hydro power and telecommunications are brought to each lot line on a dedicated public road, a 20-minute ferry crossing from West Vancouver.

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## INFORMATION PACKAGE · SEPTEMBER 2026

This is not an offer for sale. Any such offering may only be made with a disclosure statement. E.&O.E.

ARBUTUS RIDGE IN FIVE LINES

# What is for sale, and where

- 01 **Where.** Arbutus Ridge, Hayes Road, on the west side of Bowen Island, British Columbia, overlooking King Edward Bay.
- 02 **What.** Four serviced estate lots for sale in Phase 3, from 0.49 to 1.01 acres, priced \$545,000 to \$999,000 plus GST (as of September 4, 2026).
- 03 **Services.** Municipal water from the King Edward Bay system, BC Hydro power and telecommunications to the lot line, fire hydrants, on a dedicated public road. Natural gas is not available.
- 04 **Build.** CD 18 zoning allows one home of up to 260 m<sup>2</sup> (about 2,800 sq ft) excluding garages, plus two accessory buildings, 9 m high, under registered Design Guidelines administered by an Approving Authority.
- 05 **Getting there.** A 20-minute BC Ferries crossing from Horseshoe Bay, West Vancouver, with 15 sailings a day; about 75 to 95 minutes door to door from downtown Vancouver.

FINDING THE ENTRANCE

**Hayes Road at Joan Audrey Lane, Bowen Island, BC V0N 1G2.**

Hayes Road is the dedicated subdivision road that runs south off Joan Audrey Lane; every Arbutus Ridge lot fronts it. From the Snug Cove ferry terminal, drive west across the island to Windjammer Road, then east on Joan Audrey Lane; Hayes Road is the first road south. About 9.4 km, roughly 20 minutes.

Map reference 49.369557 N, 123.418772 W (as of September 4, 2026).

TALKING TO US

604-354-4322

info@arbutusridgebowen.com

arbutusridgebowen.com

There is no sales centre on site. Tours take about two hours including the ferry, by appointment, and meet at the Snug Cove ferry terminal or on Hayes Road.



The entrance road as built, spring 2025. Photography: David Strongman.

WHAT IS ALREADY AT THE LOT LINE DISCLOSURE STATEMENT, AS OF MAY 26, 2021 UNLESS NOTED

**Water.** Municipal, from the King Edward Bay system operated by Bowen Island Municipality. Hookups are at each lot line; the purchaser obtains permits and installs from the hookup onto the lot. No wells, no private utility. A \$1,500 connection fee is payable before a building permit is issued.

**Telecommunications.** Brought to the lot line under a statutory right of way (BB394451) in favour of Telus. A hook-up fee may be charged (as of April 23, 2025). Natural gas is not available.

**Power.** BC Hydro, from the line along Windjammer Road and Joan Audrey Lane. Service ducting runs underground to each lot line. Permits and on-lot installation are the purchaser's; BC Hydro may charge hookup fees.

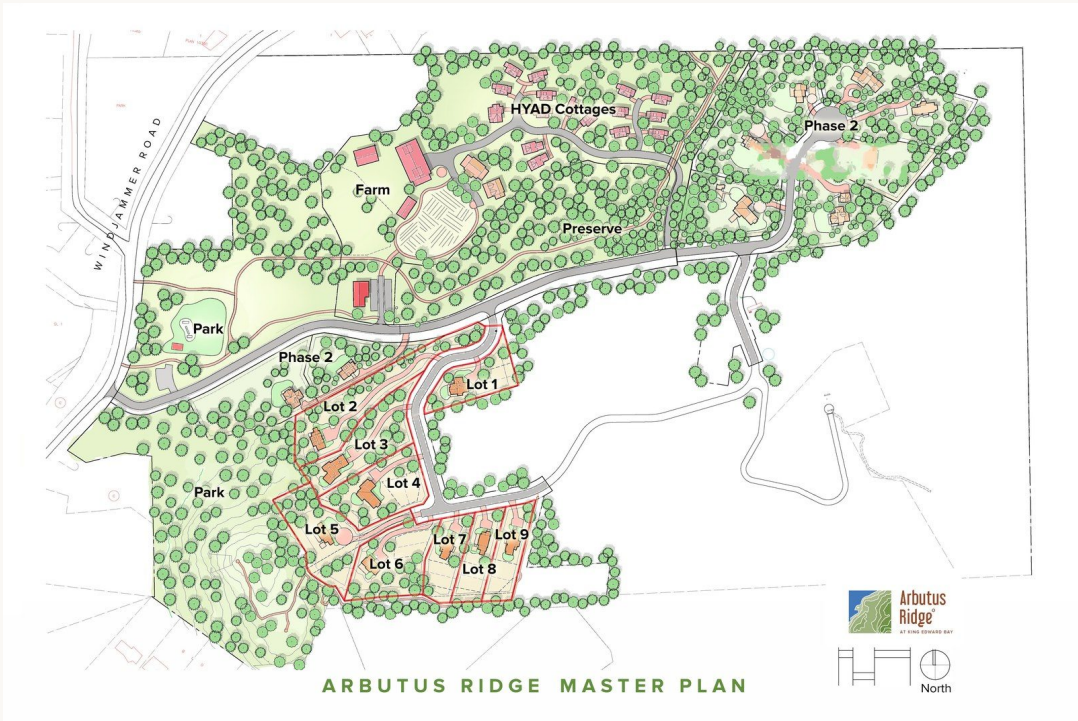
**Fire protection.** Hydrants to Municipality-approved drawings; the closest fire hall is 4 km away. An operable residential-standard sprinkler system is mandatory in the principal building.

PHASE 3 · NINE LOTS ON HAYES ROAD

The lots prices as of September 4, 2026, excluding GST

| LOT   | ADDRESS        | PID         | ACRES | SQ FT  | PRICE                                      |
|-------|----------------|-------------|-------|--------|--------------------------------------------|
| Lot 1 | Hayes Road     | 031-890-938 | 0.60  | 26,136 | Sold                                       |
| Lot 2 | 786 Hayes Road | 031-890-946 | 1.10  | 47,916 | Sold                                       |
| Lot 3 | 782 Hayes Road | 031-890-954 | 0.89  | 38,750 | Sold                                       |
| Lot 4 | 778 Hayes Road | 031-890-962 | 0.89  | 38,750 | Sold                                       |
| Lot 5 | 774 Hayes Road | 031-890-971 | 1.01  | 44,132 | <b>\$999,000</b><br><del>\$1,200,000</del> |
| Lot 6 | 770 Hayes Road | 031-890-989 | 0.89  | 38,750 | <b>\$999,000</b><br><del>\$1,200,000</del> |
| Lot 7 | 766 Hayes Road | 031-890-997 | 0.49  | 21,528 | <b>\$699,000</b>                           |
| Lot 8 | 762 Hayes Road | 031-891-004 | 0.49  | 21,528 | <b>\$545,000</b><br><del>\$750,000</del>   |
| Lot 9 | 756 Hayes Road | 031-891-012 | 0.49  | 21,528 | Sold                                       |

Sold lots are shown for orientation only; no sold prices are published. Lot 10 carries the engineered septic field shared by Lots 2, 3 and 5 and may not be developed for anything else. Lot 11 is public open space, natural area and trail, to be deeded to the Municipality on subdivision.



The Phase 3 site plan. Hayes Road runs south from Joan Audrey Lane, with Lot 1 at its head, the larger lots stepping down its west side to the parkland, and the half-acre lots at its southern end.

# Lot 5 — 774 Hayes Road

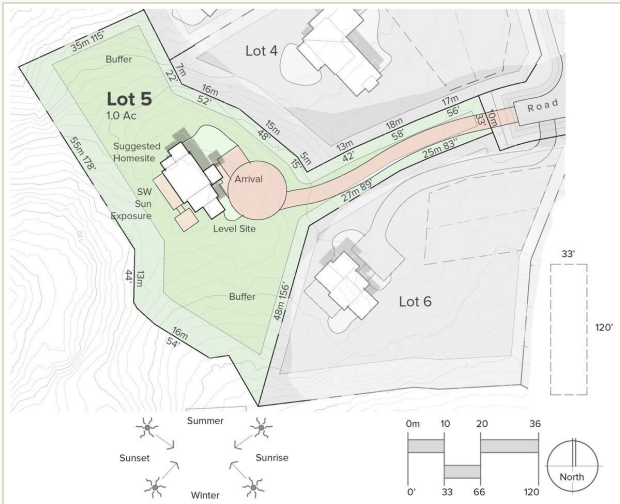
\$999,000

Reduced from \$1,200,000



Standing on Lot 5, spring 2025. Photography: David Strongman.

|                |                                                                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS        | 774 Hayes Road                                                                                                                                                                                                              |
| PID            | 031-890-971                                                                                                                                                                                                                 |
| LOT AREA       | 1.01 acres · 44,132 sq ft                                                                                                                                                                                                   |
| PRICE          | \$999,000 plus GST, as of September 4, 2026                                                                                                                                                                                 |
| SEPTIC         | Shares the engineered septic field on Lot 10 with Lots 2 and 3 (one-third interest; no on-lot field to build)                                                                                                               |
| ORIENTATION    | Faces west to north-west                                                                                                                                                                                                    |
| MODELLLED VIEW | Modelled bare-earth viewshed (LidarBC 2019, 1 m): a 70-degree arc of water from west round to just west of north (bearings 282 to 352 degrees), with a secondary southern opening between 180 and 237 degrees. Sunset side. |



Lot 5 plan extract: suggested homesite, buffers, arrival and driveway. Dimensions in metres and feet.

## WHAT YOU CAN BUILD HERE — CD 18, SUB AREA 1

|                               |                  |                               |            |
|-------------------------------|------------------|-------------------------------|------------|
| 260 m <sup>2</sup>            | 25%              | 3.0 m                         | 9.0 m      |
| MAX FLOOR AREA, EXCL. GARAGES | MAX LOT COVERAGE | FRONT, SIDE AND REAR SETBACKS | MAX HEIGHT |

One detached dwelling and up to two accessory buildings per lot. Sprinklers mandatory. Design approval under Building Scheme CB466252 is required before a building permit may be applied for; the design review fee is \$3,500 (as of May 26, 2021).

To walk Lot 5, call 604-354-4322 or write [info@arbutusridgebowen.com](mailto:info@arbutusridgebowen.com). Tours are by appointment and take about two hours including the ferry; we meet at the Snug Cove ferry terminal or on Hayes Road. Prices exclude GST and are as of September 4, 2026.

# Lot 6 — 770 Hayes Road

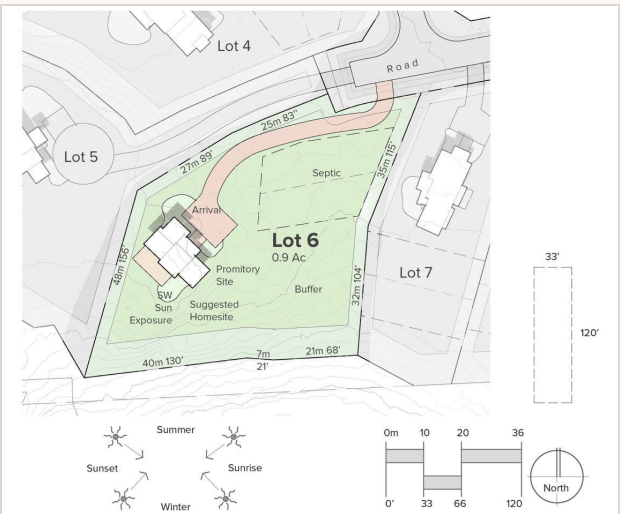
\$999,000

Reduced from \$1,200,000



Standing on Lot 6, spring 2025. Photography: David Strongman.

|             |                                                           |
|-------------|-----------------------------------------------------------|
| ADDRESS     | 770 Hayes Road                                            |
| PID         | 031-890-989                                               |
| LOT AREA    | 0.89 acres · 38,750 sq ft                                 |
| PRICE       | \$999,000 plus GST, as of September 4, 2026               |
| SEPTIC      | On-lot septic field area (s.219 covenant, about 550 sq m) |
| ORIENTATION | Faces west                                                |



Lot 6 plan extract: suggested homesite, buffers, arrival and driveway. Dimensions in metres and feet.

## WHAT YOU CAN BUILD HERE — CD 18, SUB AREA 1

|                               |                  |                               |            |
|-------------------------------|------------------|-------------------------------|------------|
| 260 m <sup>2</sup>            | 25%              | 3.0 m                         | 9.0 m      |
| MAX FLOOR AREA, EXCL. GARAGES | MAX LOT COVERAGE | FRONT, SIDE AND REAR SETBACKS | MAX HEIGHT |

One detached dwelling and up to two accessory buildings per lot. Sprinklers mandatory. Design approval under Building Scheme CB466252 is required before a building permit may be applied for; the design review fee is \$3,500 (as of May 26, 2021).

To walk Lot 6, call 604-354-4322 or write [info@arbutusridgebowen.com](mailto:info@arbutusridgebowen.com). Tours are by appointment and take about two hours including the ferry; we meet at the Snug Cove ferry terminal or on Hayes Road. Prices exclude GST and are as of September 4, 2026.

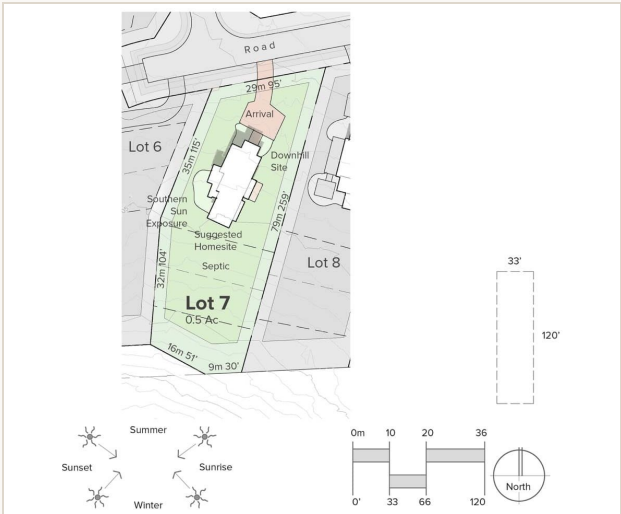
# Lot 7 — 766 Hayes Road

\$699,000



Standing on Lot 7, spring 2025. Photography: David Strongman.

|             |                                                           |
|-------------|-----------------------------------------------------------|
| ADDRESS     | 766 Hayes Road                                            |
| PID         | 031-890-997                                               |
| LOT AREA    | 0.49 acres · 21,528 sq ft                                 |
| PRICE       | \$699,000 plus GST, as of September 4, 2026               |
| SEPTIC      | On-lot septic field area (s.219 covenant, about 550 sq m) |
| ORIENTATION | Faces west                                                |



Lot 7 plan extract: suggested homesite, buffers, arrival and driveway. Dimensions in metres and feet.

## WHAT YOU CAN BUILD HERE — CD 18, SUB AREA 1

|                               |                  |                               |            |
|-------------------------------|------------------|-------------------------------|------------|
| 260 m <sup>2</sup>            | 25%              | 3.0 m                         | 9.0 m      |
| MAX FLOOR AREA, EXCL. GARAGES | MAX LOT COVERAGE | FRONT, SIDE AND REAR SETBACKS | MAX HEIGHT |

One detached dwelling and up to two accessory buildings per lot. Sprinklers mandatory. Design approval under Building Scheme CB466252 is required before a building permit may be applied for; the design review fee is \$3,500 (as of May 26, 2021).

To walk Lot 7, call 604-354-4322 or write [info@arbutusridgebowen.com](mailto:info@arbutusridgebowen.com). Tours are by appointment and take about two hours including the ferry; we meet at the Snug Cove ferry terminal or on Hayes Road. Prices exclude GST and are as of September 4, 2026.

# Lot 8 — 762 Hayes Road

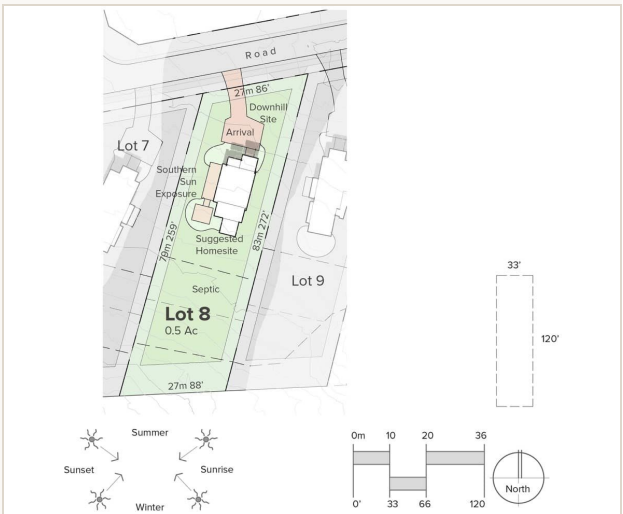
**\$545,000**

Reduced from \$750,000



Standing on Lot 8, spring 2025. Photography: David Strongman.

|             |                                                                                                                         |
|-------------|-------------------------------------------------------------------------------------------------------------------------|
| ADDRESS     | 762 Hayes Road                                                                                                          |
| PID         | 031-891-004                                                                                                             |
| LOT AREA    | 0.49 acres · 21,528 sq ft                                                                                               |
| PRICE       | \$545,000 plus GST, as of September 4, 2026                                                                             |
| SEPTIC      | On-lot septic field area (s.219 covenant, about 550 sq m)                                                               |
| ORIENTATION | Faces west                                                                                                              |
| MLS LISTING | R3149995 · Mary Lynn Machado, Personal Real Estate Corporation, Macdonald Realty Ltd. (Bowen Collective) · 604-220-7085 |



Lot 8 plan extract: suggested homesite, buffers, arrival and driveway. Dimensions in metres and feet.

## WHAT YOU CAN BUILD HERE — CD 18, SUB AREA 1

**260 m<sup>2</sup>**

MAX FLOOR AREA, EXCL.  
GARAGES

**25%**

MAX LOT COVERAGE

**3.0 m**

FRONT, SIDE AND REAR  
SETBACKS

**9.0 m**

MAX HEIGHT

One detached dwelling and up to two accessory buildings per lot. Sprinklers mandatory. Design approval under Building Scheme CB466252 is required before a building permit may be applied for; the design review fee is \$3,500 (as of May 26, 2021).

To walk Lot 8, call 604-354-4322 or write [info@arbutusridgebowen.com](mailto:info@arbutusridgebowen.com). Tours are by appointment and take about two hours including the ferry; we meet at the Snug Cove ferry terminal or on Hayes Road. Prices exclude GST and are as of September 4, 2026.

## ZONING AND DESIGN APPROVAL

# What you can build, and how it gets approved

### CD 18 ZONING, SUB AREA 1

| RULE                                                                         | SUB AREA 1                             |
|------------------------------------------------------------------------------|----------------------------------------|
| Maximum floor area, all buildings, excluding garages and accessory buildings | 260 m <sup>2</sup> (about 2,800 sq ft) |
| Maximum lot coverage                                                         | 25%                                    |
| Setbacks, front / side / rear                                                | 3.0 m / 3.0 m / 3.0 m                  |
| Maximum height, principal and accessory buildings                            | 9.0 m                                  |
| Detached dwellings per lot                                                   | 1                                      |
| Accessory buildings per lot                                                  | 2                                      |
| Minimum lot area for new lots by subdivision                                 | 1,500 m <sup>2</sup>                   |
| Minimum frontage                                                             | 10% of the perimeter of the lot        |

Bowen Island Municipality Arbutus Ridge Bylaw No. 344, 2013, s.4.27, Exhibit B to the Disclosure Statement (as of May 26, 2021). Sub Areas 2 and 3 carry different numbers, which do not apply here. A carriage house is not permitted today: the Disclosure Statement records an intention to apply to amend the bylaw for lots over 0.36 hectares, and cautions that approval is not assured.

### THE APPROVAL YOU NEED BEFORE A BUILDING PERMIT

Every lot is subject to Statutory Building Scheme CB466252, registered on title, with the Design Guidelines at Schedule A-1. No improvement may be started and no building permit applied for until the owner has given the Approving Authority the required plans, had them reviewed, obtained written Approval, and covenanted to complete the work accordingly. The Municipality will not issue a permit until the design review consultant confirms in writing that the plan conforms.

|                          |                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------|
| <b>DESIGN REVIEW FEE</b> | \$3,500, non-refundable, payable on completion as an adjustment, in addition to the purchase price |
|--------------------------|----------------------------------------------------------------------------------------------------|

|                         |                                                                                                                                                                                                                   |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>THE 30-DAY CLOCK</b> | Approval is deemed given if within 30 days of receiving the plans the Approving Authority has neither asked for more material nor refused with written reasons; the 30 days runs again on any additional material |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                       |           |
|-----------------------|-----------|
| <b>APPROVAL LASTS</b> | 24 months |
|-----------------------|-----------|

|                            |                                                                                            |
|----------------------------|--------------------------------------------------------------------------------------------|
| <b>APPROVING AUTHORITY</b> | The Developer, its designated agent, or an architect nominated by the Developer in writing |
|----------------------------|--------------------------------------------------------------------------------------------|

### FIVE REVIEW STEPS

- 1 Pre-design meeting** on the lot: boundaries, preservation areas, utilities, easements and the design regulations.
- 2 Design review.** Plans and specifications go in; a review meeting is offered within 14 days of receipt.
- 3 Pre-construction conference** with the contractor: vegetation protection, excavation limits, erosion control, access and parking.
- 4 Construction drawings**, architect-sealed. If they match the approved design, written confirmation follows within seven business days — the prerequisite for the permit application.
- 5 Site layout, framing and final reviews**, ending in a Certificate of Building Scheme Compliance, required before a Certificate of Occupancy issues.

### RULES WORTH KNOWING BEFORE YOU DESIGN

- Tree felling and removal must be scheduled between **16 August and 1 February**, outside bird nesting season. Blasting is discouraged and, if unavoidable, restricted to the same window.
- An operable residential-standard **fire sprinkler system is mandatory** in the principal building, which may not be occupied without one.
- One required parking space must be fully enclosed in a garage or carport. Window, wall and roof-mounted air conditioners are not permitted; solar panels require Approval.
- Driveway width 10 to 13 feet, a Driveway Access Permit is required, and no driveway may shed storm water onto the municipal road.
- Only a single family dwelling with related accessory buildings; no lot other than Lot 10 may be further subdivided.
- Construction starts within 6 months of Approval, all but landscaping finishes within 18 months, landscaping within 24 months, or the Approval expires.

Building Scheme and Design Guidelines, Disclosure Statement consolidated to the Fourth Amendment (as of April 23, 2025).

COSTS

# What a lot costs to buy, and what comes after

CLOSING COSTS, WORKED OUT FOR EACH PRICE AS OF SEPTEMBER 4, 2026

| LOT PRICE (EXCL. GST) | APPLIES TO   | PROPERTY TRANSFER TAX | GST AT 5% | DEPOSIT AT 10% |
|-----------------------|--------------|-----------------------|-----------|----------------|
| \$999,000             | Lots 5 and 6 | \$17,980              | \$49,950  | \$99,900       |
| \$699,000             | Lot 7        | \$11,980              | \$34,950  | \$69,900       |
| \$545,000             | Lot 8        | \$8,900               | \$27,250  | \$54,500       |

Property transfer tax is 1% of fair market value up to \$200,000, 2% of the value above \$200,000 up to \$2,000,000, and 3% above that (BC government, as of September 4, 2026). GST applies because the vendor is a developer; the Purchase Agreement (s.4.4) states the purchase price does not include GST and the purchaser pays it on the completion date. Confirm registration and rebates with your accountant. The first time home buyers' and newly built home exemptions do not help: a bare lot with no dwelling does not qualify. No provincial sales tax applies to real property in BC. The Speculation and Vacancy Tax does not apply on Bowen Island; the 20% additional property transfer tax for foreign nationals does.

FIXED AMOUNTS, IN ADDITION TO THE PRICE

|                    |                                                                                                                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEPOSIT            | 10% of the purchase price, due within 7 days after the Vendor accepts the offer, held in a non-interest-bearing trust account by Singleton Urquhart Reynolds Vogel LLP (as of April 23, 2025) |
| DESIGN REVIEW FEE  | \$3,500, non-refundable, payable on completion as an adjustment (as of May 26, 2021)                                                                                                          |
| WATER CONNECTION   | \$1,500 payable to Bowen Island Municipality before a building permit is issued (as of May 26, 2021)                                                                                          |
| BUYER'S CONVEYANCE | Lawyer or notary fees, Land Title registration, survey certificate if required, mortgage costs, fire insurance. The seller bears the cost of clearing title (as of April 23, 2025)            |

WHAT IT COSTS TO BUILD

The only honest number we can publish for construction is an external reference range, because no two houses on this ridge will cost the same: **roughly C\$300 to over C\$900 per square foot for a custom home in British Columbia in 2026**, with a simple form and basic finishes at the low end and a West Coast Modern build with expansive glazing and high-performance systems at the top (as of August 31, 2026).

**The caveat matters.** That is a provincial range for the house itself. It is not a quote, it does not carry an island premium, and it excludes the site work that varies most from lot to lot here: driveway, excavation, the septic installation, service connections from the lot line, and any rock removal. Site grading and blasting are discouraged by the Design Guidelines, which is a design constraint as much as a cost one. Price the site work from a contractor who has walked your lot.

ANNUAL MUNICIPAL TAXES

Bowen Island Municipality's 2026 residential rate is 2.594193 per \$1,000 of assessed value, plus 0.056395 for Metro Vancouver and 0.139355 for Islands Trust, a combined 2.789943 for those three levies (Tax Rates Bylaw No. 717, 2026, adopted April 27, 2026). Provincial school and other levies are billed on top.

## FROM OFFER TO OCCUPANCY

# The steps, and what is not included

### THE SEQUENCE

| STEP                                                                    | TIMING                                                                                                                                                 |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Offer and deposit                                                       | Deposit of 10% of the purchase price due within 7 days of the Vendor accepting the offer                                                               |
| Rescission period                                                       | 7 days after the later of contract date and receipt of the Disclosure Statement                                                                        |
| Completion and title transfer                                           | As set by the Purchase Agreement; the \$3,500 design review fee and GST are paid on completion                                                         |
| Design - architect engaged, plans and specifications prepared (typical) | 3 to 9 months                                                                                                                                          |
| Design Guidelines review by the Approving Authority                     | Deemed approved if the Approving Authority does not respond within 30 days of receiving the plans, and again within 30 days of any additional material |
| Building permit from Bowen Island Municipality                          | Not published by the Municipality; the permit cannot issue until the design review consultant confirms conformity in writing                           |
| Construction must start                                                 | Within 6 months of Approval or the Approval expires                                                                                                    |
| Driveway complete                                                       | Within 6 months of the driveway access permit                                                                                                          |
| Exterior of the principal building complete                             | Within 12 months of the building permit                                                                                                                |
| All improvements except landscaping complete                            | Within 18 months of Approval                                                                                                                           |
| Front yard landscaping complete                                         | Within 18 months of the building permit                                                                                                                |
| All landscaping complete                                                | Within 24 months of Approval                                                                                                                           |
| Occupancy                                                               | On issuance of a Certificate of Occupancy by Bowen Island Municipality                                                                                 |

Steps marked "typical" are a reasonable sequence, not a commitment; every other timing comes from the Building Scheme or the Purchase Agreement. Under s.21 of the *Real Estate Development Marketing Act* a purchaser may rescind by serving written notice on the developer within 7 days after the later of the contract date and receipt of the Disclosure Statement; the deposit is then returned promptly.

### WHAT THE PRICE DOES NOT INCLUDE

- **GST.** Prices exclude it.
- **Property transfer tax** on completion.
- **Legal and conveyancing costs**, Land Title registration, survey certificate if required, mortgage costs and fire insurance.
- **The \$3,500 design review fee** and the **\$1,500 water connection fee**.
- **Permits** — building permit, driveway access permit, and the on-lot installation and permits for water, power and telecommunications from the lot line in.
- **The house**, the driveway, the septic installation and the landscaping.

### WHAT IS NOT PART OF THE OFFERING

- **No beach or waterfront access is granted.** The Disclosure Statement contains no reference to a beach, waterfront, foreshore or ocean access of any kind. Bowen Island's beaches are municipal and reached by public road; none is attached to a lot or to this development. King Edward Bay Beach is 0.9 km from the entrance, Bowen Bay 1.1 km, Tunstall Bay 4.4 km.
- **No amenities beyond the parkland and trails.** Phase 3 adds to Bowen Island's public trail system and gives public access to the look-out on the Public Space Lot; there is no clubhouse, pool, marina or private facility.
- **No post-closing commitments** other than those disclosed. Section 7.3 states there are none, and s.5.2 gives no warranty other than one year on the roads and services installed.
- **Natural gas is not available** at the development.

GETTING HERE

# The ferry, and the road to Hayes Road

BC Ferries Route 8 runs the *Queen of Capilano* between Horseshoe Bay in West Vancouver and Snug Cove on Bowen Island: 3 nautical miles, a 20-minute crossing, 15 sailings each way on a weekday. The route is non-bookable; fares are paid at the terminal at the time of travel (as of September 4, 2026).

FIRST AND LAST SAILINGS SCHEDULE SEASON JUNE 3, 2026 TO MARCH 31, 2027

| DAY       | FROM HORSESHOE BAY                                      | FROM SNUG COVE                                          |
|-----------|---------------------------------------------------------|---------------------------------------------------------|
| Weekdays  | First 5:45 am, last 11:00 pm<br>15 sailings             | First 5:15 am, last 11:30 pm<br>16 sailings             |
| Saturdays | First 5:45 am, last 11:00 pm<br>14 sailings; no 8:55 pm | First 5:15 am, last 11:30 pm<br>15 sailings; no 8:25 pm |
| Sundays   | First 5:45 am, last 11:00 pm<br>15 sailings             | First 6:15 am, last 11:30 pm<br>15 sailings             |

Boarding is by order of arrival. Ticket sales and check-in close 10 minutes before departure at Horseshoe Bay and 2 minutes before at Snug Cove. Check current conditions before you travel.

FARES, RETURN, PAID WESTBOUND AS OF JUNE 16, 2026

| FARE                | RETURN  | WITH EXPERIENCE CARD |
|---------------------|---------|----------------------|
| Adult passenger     | \$12.45 | \$7.75               |
| Child               | \$6.25  | —                    |
| Vehicle under 20 ft | \$35.55 | \$23.50              |
| Vehicle and driver  | \$48.00 | \$31.25              |

The BC Ferries Experience Card saves \$4.70 on the adult fare and \$12.05 on a standard vehicle up to 20 feet — about \$16.75 per return trip for a car and driver, roughly 35% off.

WALKING ON

From the Horseshoe Bay terminal, West Vancouver Blue Bus routes 250 and 257 Horseshoe Bay Express run to downtown Vancouver. On the island, TransLink community bus route 280 Bluewater runs from Snug Cove along the west side; routes 281 Eagle Cliff and 282 Mt. Gardner serve the east side and weekends. Buses generally meet the ferry, and Compass Cards are accepted with 90-minute transfers.

The nearest stop to the development is Windjammer Road at Arbutus Point Road on route 280 — about 715 m by road from the Hayes Road entrance.

Bowen Van Pool runs a weekday service to UBC via downtown Vancouver, departing 6:20 am with an assured 5:45 pm return loading. Bowen LIFT is a ride-sharing programme along the main routes. Cormorant Marine operates a foot-passenger water taxi by charter (604-250-2630).

THE ROAD TO HAYES ROAD

|                             |                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| SNUG COVE TO ENTRANCE       | 9.4 km, about 19 minutes                                                                                                       |
| HORSESHOE BAY TO DOWNTOWN   | 21.3 km, about 26 minutes                                                                                                      |
| HORSESHOE BAY TO PARK ROYAL | about 18 minutes                                                                                                               |
| HORSESHOE BAY TO YVR        | about 49 minutes                                                                                                               |
| DOOR TO DOOR, DOWNTOWN      | roughly 75 to 95 minutes: about 20 minutes to Snug Cove, a 20-minute crossing, about 26 minutes of driving, plus terminal time |

Drive west from Snug Cove across the island to Windjammer Road, then east on Joan Audrey Lane; Hayes Road is the first road south (as of September 4, 2026).

## WHO TO CALL

# Contacts and disclosure

### ARBUTUS RIDGE

#### TELEPHONE

604-354-4322

#### EMAIL

info@arbutusridgebowen.com

#### WEBSITE

arbutusridgebowen.com

There is no sales centre. Tours are by appointment and take about two hours including the ferry; we meet at the Snug Cove terminal or on Hayes Road. Registered buyers can have an introductory design consultation with the community's consulting architect, Simon Montgomery — a courtesy the developer offers, not a commitment in the Disclosure Statement, and one that can be changed or withdrawn.

### LOT 8 — THE MLS LISTING

#### MLS R3149995

Mary Lynn Machado, Personal Real Estate Corporation  
Macdonald Realty Ltd. · Bowen Collective  
604-220-7085 · hello@buyonbowen.com

Lot 8 at 762 Hayes Road is the only lot listed on MLS. The other three are sold directly by the developer.

### THE DEVELOPER

#### DEVELOPER

KEB II Limited Partnership, trading as  
Arbutus Ridge at King Edward Bay

#### GENERAL PARTNER

KEB II (GP) Ltd.

#### REGISTERED OFFICE

1200 – 925 West Georgia Street,  
Vancouver, BC V6C 3L2

#### MAILING ADDRESS

4996 Quebec Street, Vancouver, BC  
V5W 2N2

#### DEPOSITS

Held in trust by Singleton Urquhart  
Reynolds Vogel LLP, the Vendor's  
solicitor, in a non-interest-bearing trust  
account

### THE DISCLOSURE STATEMENT

Phase 3 is marketed under a Disclosure Statement dated 26 May 2021, filed with the Superintendent of Real Estate for British Columbia (now the BC Financial Services Authority) and consolidated to a Fourth Amendment dated 23 April 2025. It is the legal ceiling on what may be claimed about this development. Where this package and the Disclosure Statement disagree, the Disclosure Statement governs. Ask for a copy before you write an offer.

### MUNICIPAL CONTACT

Bowen Island Municipality, 580 Bowen Island Trunk Road,  
Bowen Island, BC V0N 1G2 · 604-947-4255 · bim@bimbc.ca.  
Building permit applications go to building@bimbc.ca or  
through the provincial Building Permit Hub.

### ABOUT THE NUMBERS IN THIS PACKAGE

Lot areas, addresses and PIDs are from the Disclosure Statement and Plan EPP125322. Prices are as of September 4, 2026 and exclude GST. Ferry fares are as of June 16, 2026 and schedules for the season 3 June 2026 to 31 March 2027. Zoning and Design Guideline figures are as of 26 May 2021 unless otherwise noted. Every figure carries the date on which it was verified; figures change, so confirm anything you rely on.

This is not an offer for sale. Any such offering may only be made with a disclosure statement. E.&O.E.