

Seymour Landing Buyer FAQ: Planning Your Dream Home from Lot to Keys

A clear guide to visiting, purchasing land, and building your home at Seymour Landing on Bowen Island.

1. How do I visit Seymour Landing?

The first step is planning a trip to Bowen Island. The BC Ferries route from Horseshoe Bay to Snug Cove runs approximately every 70-80 minutes and takes just 20 minutes. However, this is a busy ferry route serving our island's commuters and seasonal tourists. This makes certain ferry sailings very busy, especially during the summer months. We have therefore prepared some 'tips for navigating ferries to and from Bowen Island' and recommend reading this before planning a trip over, especially if you are planning a trip during the summer months.

Once on the island, Seymour Landing is a short 15-minute drive from the ferry terminal, nestled in a quiet oceanside setting surrounded by southeast-facing views, forested trails, a public 9-hole golf course and natural beauty. Touring the lots in person gives you the best sense of the sun exposure, privacy, and stunning coastal outlooks that make this community so special.

2. What are my options to buy a property in Seymour Landing?

You have three clear paths depending on your preferences and timeline:

A. Buy Land + Work with the Preferred Builder

Seymour Landing offers a simplified and proven path to buy land and building a home. Bowen Island Properties, a trusted, long-time Bowen Island developer with decades of local experience, has partnered with local, trusted builders to build homes of these lands. They know the land, the permitting process, and the practical details of building in this climate and location. This gives you peace of mind and takes much of the guesswork out of planning and construction. You'll work directly with the builder to select or customize floorplans, fine-tune the details, and establish a build schedule. This process includes negotiating a sale of the land, as well as negotiating a construction contract that ensures all parties are clear about your vision and goals before the sale becomes final. See below for an example of the steps taken to enter into a build package with the Preferred Builder.

B. Buy Land + Use Your Own Licensed Builder

You also have the option to bring in your own licensed builder. They must meet the project's design guidelines and municipal bylaws, but this approach may allow for more personal involvement, flexibility, and the freedom to choose your construction team. If you choose this option, but want some assurance from your own builder that this is the right property for your design, the developer is happy to assist you and your builder in choosing the right property to fit your needs. You may also make an offer on the land, subject to being satisfied with your due diligence regarding building on a particular property.

C. Buy just the Land

You can also purchase a bare lot at Seymour Landing with no requirement to build immediately in most cases. This gives buyers flexibility to plan on their own schedule or hold the property as a long-term investment. The lots are fully serviced and ready when you are. Note that some lots may be subject to specific build timelines or construction conditions. Buyers are encouraged to review the Developer's Disclosure Statement for full details.

Note for U.S. and International Buyers:

Vacant land is not subject to the federal foreign buyer ban. If you are an American or non-resident buyer, you can legally purchase a lot at Seymour Landing without restriction.

3. Are there building restrictions or design guidelines?

Yes. Seymour Landing has established architectural guidelines to maintain a cohesive and high-quality community feel. These include parameters around exterior materials, rooflines, height, massing, and site placement. Before starting construction, your home plans must be reviewed and approved to ensure alignment with the vision for the neighbourhood.

4. What services are included?

Each lot is fully serviced with water, sewer, hydro, cable, telephone and high-speed Internet at the lot line. Owners are responsible for the service connections within their lot as well as applying to connect to the respective utilities. The developer can advise about the user fees and connection costs for the community water and sewer systems.

6. What's the typical building timeline?

If you choose to enter into a construction contract with the Preferred Builder, the process from start (making the offer) to finish (moving-in) typically takes around 1.5 years, depending on a number of factors including design complexity and builder schedules. This timeline consists of the following stages:

- 1-3 months: Entering into a construction contract (finalizing design, budgets and financing);
- 1-2 months: Preparing for Building Permit Submission (Building Permit drawings, engineering drawings, energy code reports, etc);
- 3-4 months: Building Permit approval process; and
- 10-12 months: Construction.

7. Do I need to live full-time or can this be a second home?

There are no restrictions on full-time or part-time use. Whether you envision Seymour Landing as your primary home, seasonal getaway, or a future retirement base, the choice is yours. There is no vacant home tax on Bowen Island.

Steps To Buy Land + Build Home as Package:

Step 1: Plan a visit to Bowen Island and tour available ocean-view lots.

Step 2: Choose your home site, view available plans, and make an Offer to Purchase the Land + Build a Home with the Preferred Builder.

Step 3: Work with Developer and Preferred Builder to customize design, establish a budget, secure financing (if needed) and review Land Purchase Contract and Construction Contract with lawyer.

Note: fixed price construction contracts are available for most developer designed homes.

Step 4: Enter into Construction Contract and remove subjects on Land Purchase (sale is now firm).

Step 5: Builder prepares all documents required to obtain a building permit.

Step 6: Purchaser completed purchase of Land and pays a retainer towards the House Construction.

Step 7: Construction Begins. Progress Payments are made at Specified Intervals. Buyer works with Builder to make decisions about final choices at specified times (e.g., exterior finished, cabinets and countertops, light fixtures, flooring, etc.)

Step 8: Construction Completes. Buyer takes possession of their new Bowen Island Home!

Let's Make It Easy

Whether you're just beginning your search or ready to break ground, Seymour Landing offers a straightforward path to building a beautiful home in a one-of-a-kind coastal setting. With ocean views, full services, flexible ownership, and the support of an experienced local builder, it's a rare opportunity to create something lasting. Full building and legal details are available in the Developer's Disclosure Statement, which should be reviewed by all buyers as part of their due diligence.