

# EVERGREEN HALL

464 Melmore Road, BOWEN ISLAND



## An Historic Bowen Island Property

Built in 1948 by the Union Steamship Company as a clubhouse and dance hall for the guests of their nearby resort, Evergreen Hall was once the hub of activity for everyone on Bowen. The resort itself was demolished in 1960 and most of the land is now a privately-owned, park-like property directly across the street from Evergreen Hall. Many still reminisce about the fun had here. Today, Evergreen Hall is a charming, private home that has operated as a Bed and Breakfast, and sometimes as a special event location used for retreats, weddings and for gatherings of up to 50 + people. It has also been very suitable as a year-round venue for workshops and business meetings.



### BUSINESS RETREAT

Sometime after the hotel was gone, entrepreneur John Harvey from Vancouver purchased the Evergreen Hall property, wanting to renovate and establish an executive business retreat that would host guests from nearby Vancouver. Before completion, however, he sold the property.

### FAMILY HOME AND B&B

Evergreen has been a residence for 2 families before the present owner bought the property in 2007. Due to the location, views, and proximity to Snug Cove, beaches and parks, it now operates as a successful B&B.

## FEATURES

The home has 2-3 bedrooms, 2.5 baths, a large kitchen, large dining room, 2 fireplaces- (woodburning and propane), and a lounge overlooking the garden. In addition, there is the private 650 sq.ft. Evergreen Guest Suite with a large bathroom, kitchenette, and views overlooking Deep Bay.



## EVENT HALL

The Evergreen Event Hall has ocean views of Deep Bay, windows across the entire front of the building, large stone wood-burning fireplace with insert, and a bathroom. The Hall can accommodate different activities successfully, with room for up to about 75 guests depending on the set up.



## PROPERTY

The house is approx. 4500 finished sq.ft. There is also an easily accessible, undeveloped attic space. The sunny and level yard is nearly 0.5 acre and has water and mountain views. It is fully and professionally landscaped, and the cedar fencing on the south side of property was replaced in 2018.

## RECENT RENOVATIONS

In 2009, the home underwent a major renovation. The crawl space was repaired, insulated, vented, skim-coated with concrete, and heat and blowers were installed - a major investment to the property. A new 80-gallon hot water tank installed in 2019.

# Details

## Main Floor

### BEDROOMS & BATHROOMS

Main level - 2 bedrooms, 2 bathrooms (one with tub, one with a shower). Hall area bathroom includes in-floor heating.

### DINING ROOM

The large, high-ceiling dining room sits in the middle of the house, and features a grand stairwell, sitting area and gas fireplace.

### LOUNGE

The sitting/TV room opens out to the garden through French doors and could be a 3<sup>rd</sup> bedroom.

### KITCHEN

The large, bright country kitchen features a recently added high end 48" Thermador fridge/freezer, gas range, newer dishwasher, large wood top island, large eating area and desk area. New engineered hardwood flooring installed in 2017. Has a separate entry door off parking area.

### THE EVENT HALL

Evergreen Event Hall features a wooden bar built from an old piano, as well as a bamboo counter and under counter fridge. The large floor to ceiling stone wood-burning fireplace with insert was added in 2010. Bathroom with storage in the hall area. Large wood beams and partial high ceilings. Sitting area around the fireplace surrounded by lovely wood railings separating the upper and lower floor. Hardwood floors with carpet in the sitting area.

### FRONT ENTRY

One of 5 entries to the main floor of the house. The double doors open to the Event Hall and the stairway to the Evergreen Suite.

### LAUNDRY

There is a separate laundry room with an outside door featuring side-by-side washer and dryer.

## Upper Floor

### THE EVERGREEN SUITE

Currently a B&B Guest Suite. The large, private and spacious suite with water and mountain views overlooking Deep Bay has a kitchenette, balcony, large bathroom with 2-person soaker tub, separate shower, sink and toilet. Sitting area with TV and table and chairs. Recently installed vinyl plank flooring in the kitchen area and bath.

The closet at top of stairs can be opened to make a hallway to the suite and can be closed off in the suite for privacy as required.

### OFFICE/BEDROOM

Up the main stairwell off the dining room is another bedroom.

## Attic

Large attic space with skylight. Possibly could be developed with more rooms and bath or a private retreat.