



SUSANNE MIDDLEITCH \*\*\* GULF PORT REALTY

*Saturna Island has a moderate climate and is a small vibrant community. Approximately fifty per cent of the Island's stunning landscape of bays, valleys and high rock bluffs are protected within the recently created Gulf Islands National Park Reserve. Officially established in 2003 the park is indeed something special to experience while you're on island. The southern Gulf Islands are one of the most ecologically important—and most at risk—natural areas in western Canada. Many plant species are at their northern limit or are found nowhere else in Canada—like the magnificently gnarled Garry oaks and the red-barked arbutus trees. Tidal pools shimmer with colourful and extraordinary sea creatures, and a myriad of seabirds, orcas, porpoises, seals and sea lions thrive on the bounty of the surrounding ocean. You would surely consider it a wonderful opportunity to own a home or building site on this Island as it is a particularly special place.*

*GULFPORT REALTY PRESENTS:*



*Address: 104 Winter Cove Road, Saturna Island*

*Beach Front Delicacy!*

*Listed at \$735,000*

## The Details:

### The Property:

*This 0.78 acre property is situated for panoramic views from the west, Boat Pass and the north shore mountains. Take the path down to the beach and enjoy your own private day at the beach. There are a variety of fruit trees enclosed in a fenced garden area. No rocky spots here, great soil for the best gardening!*

**Location:** *Near Winter Cove Marine Park, it is a short walk to the Winter Cove Yacht Club and the baseball field. Easy walk to Veruna Bay for a sandy beach day experience.*

**Water Supply:** *There are three storage tanks totaling 1200 gallons for water collection on this property. The well is 178 feet deep and produces 6 gallons per minute.*

**Septic System:** *was installed at the same time as the house.*

**Direction:** *Northwest facing.*

### The house:

*This 1,860 sq.ft. rancher has a certificate of occupancy and has two bedrooms, plus a master bedroom with an ensuite, high ceilings and large picture frame windows to capture sparkling water views. Enjoy a large open living area for those party days!*

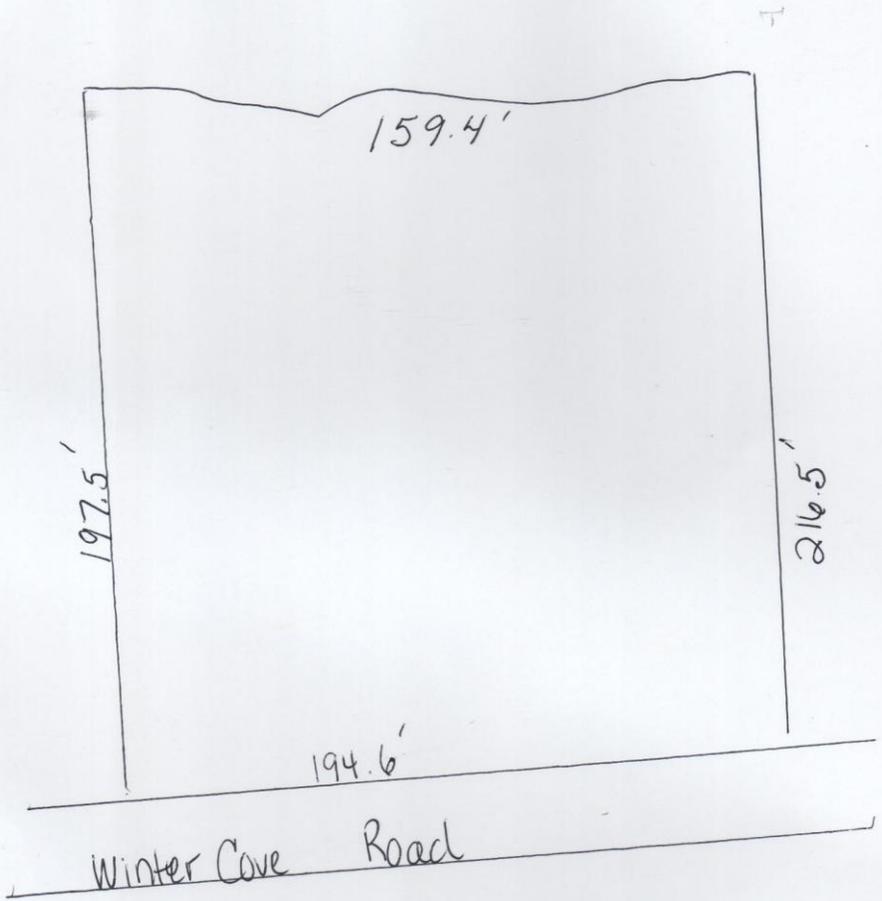
### Out Buildings:

*The Guest Cottage is 14X10 and over overlooks the property. The garage is approximately 900 sq.ft and there is enough room for 3 cars, an attic for extra storage and 10 foot ceilings for storing a boat.*



Plot Plan for 104 Wintercove Road

Winter cove



*The Guest Cottage*



*Three Car Garage*



*The Path to the Beach*



PROPERTY STATISTICS

*MLS:* V898418  
*Lot:* 8  
*Legal:* Portion Saturna  
*District:* Gulf Islands  
*Jurisdiction:* Saturna Island  
*Year Built:* Older home with extensive renovations

*Bedrooms:* 2  
*Office:* 1  
*Bathrooms:* 2  
*Kitchen:* 1  
*Living Rooms:* 1  
*Dining Area:* 1  
  
*Fireplace wood:* 2  
*Heat Source:* Electric baseboard

*Approximate Total Finished Area (sq. ft.):* 1,860

*Exterior Finish:* Wood  
*Roof:* Metal  
*Driveway:* Gravel  
*Parking:* 3 spaces or more  
*Garage:* 3 spaces  
*Water:* Water Collection System and Well  
*Waste:* Septic  
  
*Lot Size:* 0.78 acre  
*Taxes:* \$2910.06 (2010)



*Above information is from sources believed to be reliable, but should not be relied upon without verification. Gulfport Realty assumes no responsibility for its accuracy. All measurements are approximate.*



*Welcome*



*Foyer*



*Open Living Area*



*Foyer*



*The Master Bedroom*



*The Den or Bedroom*



*The Beach towards Winter Cove Park*



*Views of the North shore, Boat Pass and Anniversary Island*



