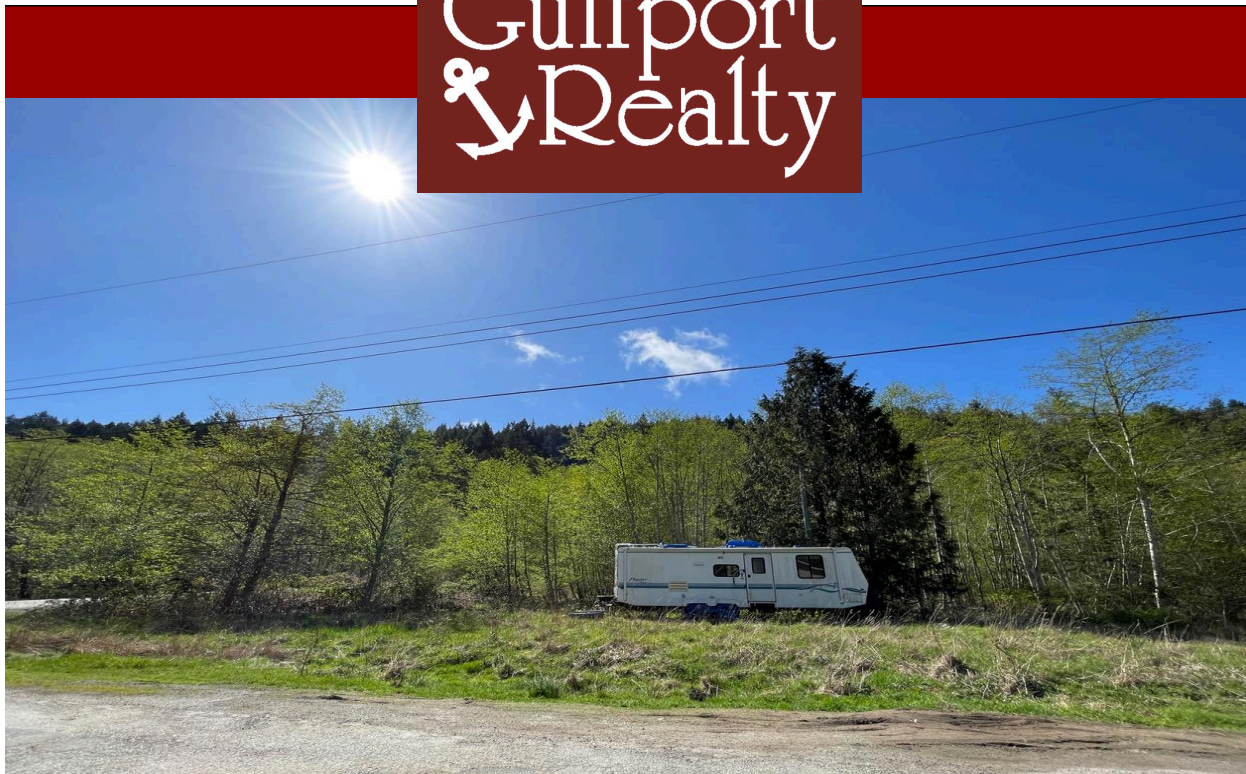


# Gulfport & Realty



## 105 Sunset Blvd Saturna Island

**List Price**  
\$299,000

**Acres**  
0.86

**Property Type**  
Vacant Lot

Don't miss this opportunity for a Gulf Island Getaway! This vacant 0.86 acre lot offers the perfect opportunity to build your dream home or vacation cottage amidst the beautiful surroundings of this tranquil island. Conveniently located a few minutes drive from the ferry and public dock, and only a short walk to the General

Store. Easy access to the tennis courts, a fantastic swimming beach and nearby boat moorage. With electricity already in place and community water available at the lot line, the groundwork is set for your island retreat. Trailer not included. All measurements approx. Buyer to verify if deemed important.



Susanne Middleditch  
c: 604-916-6887  
[info@saturnarealestate.com](mailto:info@saturnarealestate.com)

[www.saturnarealestate.com](http://www.saturnarealestate.com)  
[www.gulfport-realty.com](http://www.gulfport-realty.com)

**TITLE SEARCH PRINT**

File Reference: 105 Sunset

2024-04-12, 10:58:49

Requestor: Susanne Middleditch

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

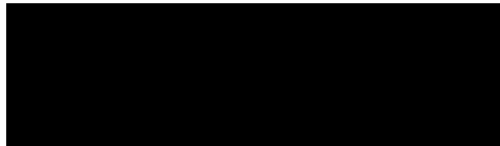
**Land Title District** VICTORIA  
Land Title Office VICTORIA

**Title Number** WX2104886  
From Title Number CA6918925

**Application Received** 2019-01-15

**Application Entered** 2019-01-22

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:



**Taxation Authority** Capital Assessment Area

**Description of Land**  
Parcel Identifier: 005-723-256  
Legal Description:  
LOT 39, SECTIONS 9 AND 17, SATURNA ISLAND, COWICHAN DISTRICT, PLAN 7360

**Legal Notations** NONE

**Charges, Liens and Interests**  
Nature: MORTGAGE  
Registration Number: CA6918926  
Registration Date and Time: 2018-07-09 16:52  
Registered Owner: BANK OF MONTREAL

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT  
**LAND ONLY**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR VACANT LAND.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)  
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the land has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the land.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the Land may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the land and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the land. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the Land in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

## PROPERTY DISCLOSURE STATEMENT LAND ONLY

Date of disclosure: April 12, 2024

The following is a statement made by the Seller concerning the Land located at:

**ADDRESS:** 105 SUNSET BLVD

(the "Land")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		x		
B. Are you aware of any existing tenancies, written or oral?		x		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		x		
D. Is there a survey certificate available?		x		
E. Are you aware of any current or pending local improvement levies/charges?		x		
F. Have you received any other notice or claim affecting the Land from any person or public body?		x		
G. Is the Land managed forest lands?			x	
H. Is the Land in the Agricultural Land Reserve?			x	
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		x		
J. Are you aware of any fill materials anywhere on the Land?		x		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		x		
L. Are you aware of any uncapped or unclosed water wells on the Land?		x		
M. Are you aware of any water licences affecting the Land?		x		
N. Has the Land been logged in the last five years?		x		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?			x	

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BUYER'S INITIALS

DS BAM		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 105 SUNSET BLVD

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input checked="" type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Land already?				X
(ii) Have you applied for a water licence and are awaiting response?				X
C. Are you aware of any problems with the water system?				X
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?				X
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				X
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____				X
G. Are you aware of any problems with the sanitary sewer system?				X
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				X
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			X	

**3. BUILDING (not applicable)**

**4. GENERAL**

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Land?  <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X		

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BUYER'S INITIALS

DS EN		
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SELLER'S INITIALS



105 Sunset Blvd Saturna Island BC

Lot Size- 0.86 acre northeast facing corner lot

Legal Description: Lot -39, Sections- 9 and 17, P.I.D – 005-723-256

Taxes: \$1,573.16 (2023)



## Detailed Tax Report

Property Information			
Prop Address	105 SUNSET BV	Jurisdiction	GULF ISLANDS RURAL 2
Municipality Area	GULF ISLANDS RURAL	Neighborhood	GULF ISLANDS
PropertyID	005-723-256	SubAreaCode	
PostalCode	V0N 2Y0	BoardCode	

Property Tax Information			
TaxRoll Number	07228010	Gross Taxes	\$1,573.16
Tax Year	2023	Tax Amount Updated	06/23/2023
More PIDS			
005-723-256			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VIP7360	39			16	9&17			
Legal FullDescription								
LOT 39, PLAN VIP7360, SECTION 9&17, COWICHAN LAND DISTRICT, PORTION SATURNA ISLAND								

Land & Building Information			
Width		Depth	
Lot Size	0.86 ACRES	Land Use	
Actual Use	VACANT RESIDENTIAL LESS THAN 2 ACRES		
Year Built		Zoning	
BCA Description			
WaterConn			
BCAData Update	01/05/2024		

Supplementary Property Info			
BedRooms	0	Foundation	
Full Bath	0	Half Bath2	0
Half Bath3	0	Stories	
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals		
Land	Improvement	Actual Total
\$195,000.00	\$0.00	\$195,000.00

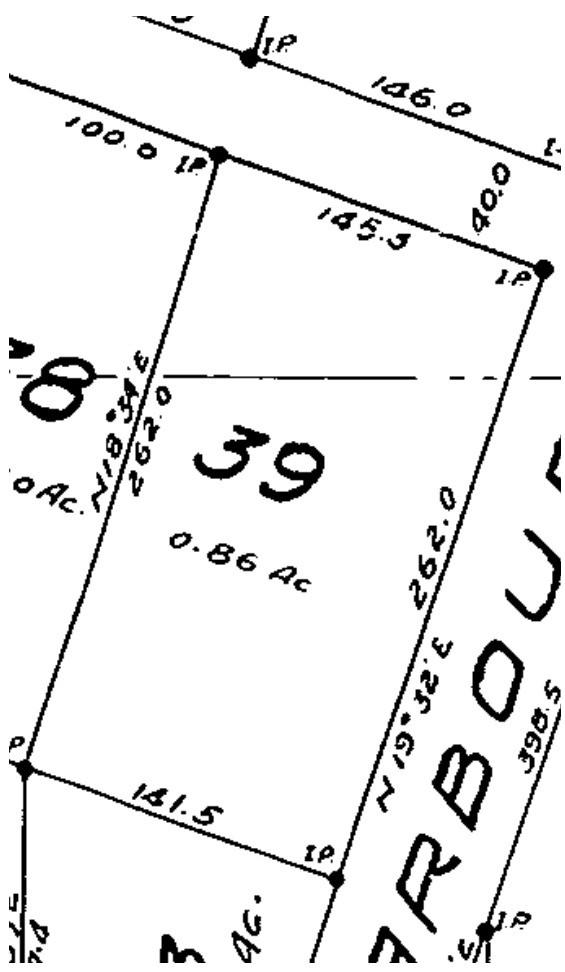
Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$195,000.00	\$0.00	\$0.00	\$0.00	\$195,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$195,000.00	\$0.00	\$0.00	\$0.00	\$195,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
7/9/2018	\$115,000.00	CA6918925	VACANT SINGLE PROPERTY TRANSACTION
12/4/2006	\$100,000.00	FA142036	VACANT SINGLE PROPERTY TRANSACTION
12/15/1980	\$1.00	J130854	REJECT - NOT SUITABLE FOR



105 Sunset ~ lot 39





Approved Septic Application Installed but never use. Condition unknown



Declaration/Request for Final Inspection of Sewage Disposal System

I hereby declare that the sewage disposal system at:

Address: SUNSET ROAD

Legal Description: LOT 39 PLAN 7360 SECTION 17

for which a permit was issued on August 20, 1998 will be ready for final inspection on Oct 28/98 The installation has been completed in accordance with the Sewage Disposal Regulations of British Columbia and conditions specified on the permit.

Waiver of Indemnity:

The undersigned, applicant, developer, contractor, or owner, assumes all risks or hazards incidental to health inspection services and agrees to release, dissolve, save harmless and keep indemnified the Capital Health Region and its officials, agents, servants and representatives, from and against all claims, actions, costs, expenses and demands in respect to death, injury, loss or damage to the person or property of the applicant, developer, contractor or owner, howsoever caused, arising out of or in connection with the health inspection services, notwithstanding that the same may have been contributed to, caused or occasioned by the negligence of the Capital Health Region, its officers, employees, officials, agents, servants and representatives. It is understood that no warranty is implied for health inspection services of the Capital Health Region and that this agreement is to be binding on my self, my heirs, executors and assigns.

Oct 28/98  
DATE

*[Signature]*  
SIGNATURE

Name of Owner:  
W. Brennan  
Present Address of Owner:

Postal Code:  
V0N2Y0

Telephone Number of Owner:

Contractor: J. Money & Sons Address: East 17 Rd Saturna B.C.  
Telephone: 250-539-2975 Fax 539-5924

N.B. 1) A FINAL INSPECTION WILL NOT BE CARRIED OUT UNTIL THIS DECLARATION IS COMPLETED AND SUBMITTED.

2) A FINAL REINSPECTION FEE OF \$100.00 WILL BE CHARGED IF FINAL INSPECTION IS NOT CORRECT THE FIRST TIME.

# Sunset Blvd.

Lot 39 Plan 7360  
Saturna 15

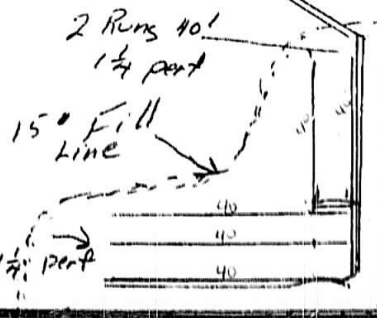
Proposed House Trailer

Water Source  
Comm. Water System  
No well within 100 ft

98-11-06

⊙ = Saturna 800 1st Chamber  
⊙ = Saturna 650 2nd Chamber  
- 250 gal Pump

← 2" Diverg



East 12 Rd

6. Beginning of Narvaez Bay Rd

