



*Susanne Middleditch*

*I am so delighted to present to you The Calypso House! This wonderful 1.25 acre property has it all. One level living space and master bedroom, plus a loft, another bedroom loft and a wine cellar. If you have any further questions please do not hesitate to let me know. I look forward to showing you all that this property has to offer.*



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*GULFPORT PRESENTS:*

*CALYPSO HOUSE*



*Fabulous South facing Ocean Front Home*

*Address: 107 Farrow Road, Saturna Island*

*The Calypso House a lovely, architect-designed, one level home, is complete with a 875 square feet of wrap around cedar deck. The lot is approximately 1.25 acres high bank ocean frontage, with amazing southwest views of the Pender Islands, Saturna Beach and Plumper Sound.*

## PROPERTY DETAILS

The Property: Enter this property on a private lane to discover a lovely home with separate garage and views of the Pender Islands, Plumper Sound. The 1.25 site is level and has a lovely mix of tall firs and arbutus trees

The Home: Step into this architect designed home to experience the blend of brightness and openness with a warm charm. The house is very well maintained and has a new Fridge, a washer and dryer and dishwasher that are a year or two old, a new hot water tank, and the furniture and everything needed to make it operational are available as part of the sale. The size of the house is modest, but for larger families the 15 foot by 11 foot shed that is shown in the floor plans would be ideal as bunk house conversion for younger house guests

Water: is supplied by Old Point Farm community water system.

Direction: South-facing with amazing views of Plumper Sound and the Pender Islands.

Old Point Farm: This is a Share Purchase Agreement. In addition to the site, ownership includes 1/28<sup>th</sup> undivided ownership share in 220 acres of common land with private roads, water systems and a common dock with 300 feet of moorage. Maintenance fees are \$750 per year paid bi-annually. These fees include Old Point Farm Ltd management costs, 1/28 of the entire land property tax, community road, water systems and dock facility.



**Susanne Middleditch**

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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.



From the Inside

*Master Bedroom*



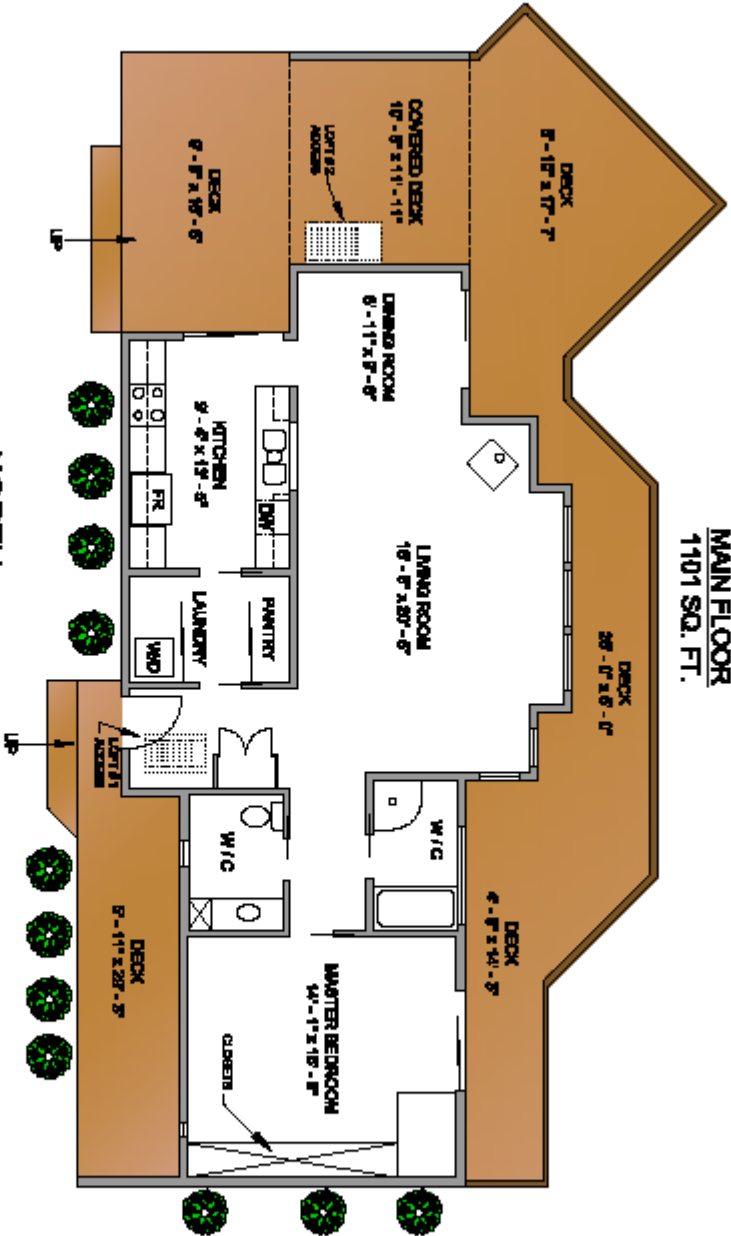
*Kitchen*



*Living Area*



**MAIN FLOOR**  
**1101 SQ. FT.**



107 FARRROW ROAD  
MARCH 18, 2010  
PHASE 1 OF 2

107 FARRROW ROAD  
MARCH 18, 2010  
PHASE 1 OF 2

PLEASE NOTE: NOT BE USED FOR CONSTRUCTION. IF ANYTHING CHANGES TO DRAWING, NOTIFY ARCHITECT IMMEDIATELY.

FLOOR	FINISHED	DECK	CLOSET	LAND
MAIN	1101	0	0	0
LOFTS	0	0	0	0
OTHER	0	0	200	0
TOTAL	1101	0	200	0

## PROPERTY STATISTICS

*MLS:* V817639  
*Site:* 7  
*Legal:* Portion Saturna  
*District:* Gulf Islands  
*Jurisdiction:* Saturna  
*Year Built:* 1992

*Bedrooms:* 3  
*Bathrooms:* 1 (is split into 2 rooms)  
*Kitchen:* 1

*Fireplace:* Vermont Castings Wood stove  
*Heat Air:* Electric baseboard

*Area (Sq. Ft.):* Main floor 1,101  
*Lofts:* 265  
*Total:* 1,366

*Exterior Finish:* Wood  
*Roof:* Metal  
*Driveway:* Gravel  
*Parking:* 2 in carport plus 4  
*Water:* Private Old Point Farm  
*Waste:* Septic

*Lot Size:* 1.25 acres with 1 28th share in 220 acres

*Municipal Tax:* \$1382.85 (2009) Old Point Farm  
fees include share in land tax



