



SUSANNE MIDDLEDITCH -- GULF PORT REALTY

Saturna Facts:

*Saturna Island has a moderate climate and a small vibrant resident population. 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.*

115 Payne Road:

*I am so delighted to present to you this lovely centrally located home that is walking distance to the ferry dock and close to island amenities. Please call me anytime if you would like to view this property.*



## *GULFPORT PRESENTS:*



*Address: 115 Payne Road, Saturna Island*

*Along with the 1,700 sq ft, two-storey home this property comes with a 700 sq ft cabin, ideal for home office or business, studio, private guest quarters or use as a B&B. The home has 3 bedrooms and 2 bathrooms a lovely living area with natural stone fireplace and a bright and sunny kitchen. The cottage has 2 bedrooms and 1 bathroom with a large living area. This is an affordable and well-priced property that is a perfect place to enjoy the wonders and beauty of nature and yet be close to all the amenities.*

### *The Property:*

*Enter this property onto a private driveway that winds its way up to the home site with separate cottage. A lovely treed property with a mix of fir, cedar, maple and two plum trees.*

### *Location:*

*This property is centrally located close to the ferry and the stores and the Recreational center. All within a 1km radius. It is also in the Boot Cove area which has a public beach access for Kayak launching.*

### *Direction:*

*West facing.*

### *Buildings:*

*The house is a west coast style 2 story 1,740 sq ft home. The living and dining area is open and high ceilings give this home a bright and airy feeling. A beautiful native stone fireplace and hearth adorn the entire north wall of the living room and the Kitchen is bright and modern.*

*The Cottage would be perfect for a home office space or guest house. It is approximately 700 Sq.Ft. and is self contained with 2 bedrooms and 1 bathroom.*

### *The Driveway*



*Susanne Middleditch*

*Toll Free 1-800 291-6601 (313) Local (250) 539-2985 Fax (250) 539-2984*

*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.*

*The Kitchen*



*Pacific Energy Stove*



*Open Concept Dining and Living Area*



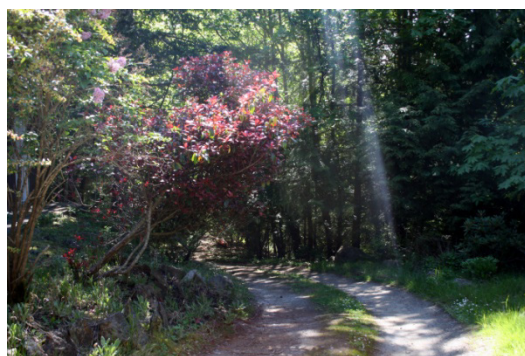
*Lots of Deck Space*



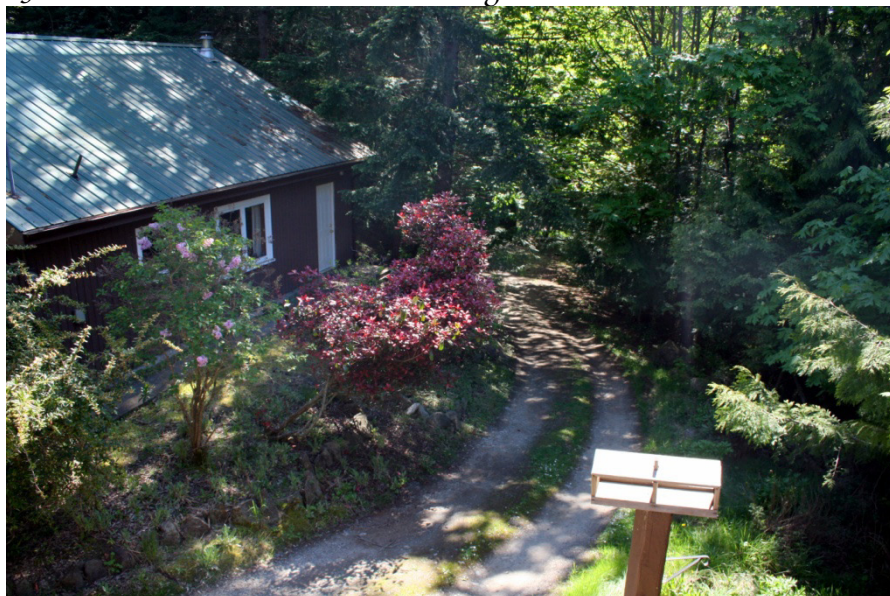
*Looking out towards Boot Cove*



*The Cottage*



*From the house deck to the Cottage*



*Wooden Beams*



*Ceramic Tile Flooring*



## PROPERTY STATISTICS

*MLS:*

*Lot:* 1

*Legal:* Portion Saturna

*District:* Gulf Islands

*Jurisdiction:* Saturna Island

*Year Built:* 1974

*Bedrooms:* 3

*Bathrooms:* 2

*Kitchen:* 1

*Fireplace:* Beautifully Stone Design

*Heat Source:* Electric baseboard

*Total Area (Sq. Ft.):* 1,740

*Upstairs main:* 870

*Downstairs:* 870

*The Cottage (Sq. Ft.):* 700

*Bedrooms :* 2

*Bathroom:* 1

*Kitchen:* 1

*Exterior Finish:* Wood

*Roof:* Metal

*Driveway:* Gravel

*Parking:* 2 or more spaces

*Water:* Drilled well

*Waste:* Septic -- documentation for sewage disposal permit available

*Lot Size:* 0.65

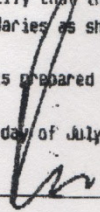
*Taxes:* \$1479.06 (2009)



and hereby certify that the said structures are situated with respect to nearby boundaries as shown on the sketch below.

This document is prepared for mortgage and municipal purposes only.

Dated this 7th day of July, 2000.

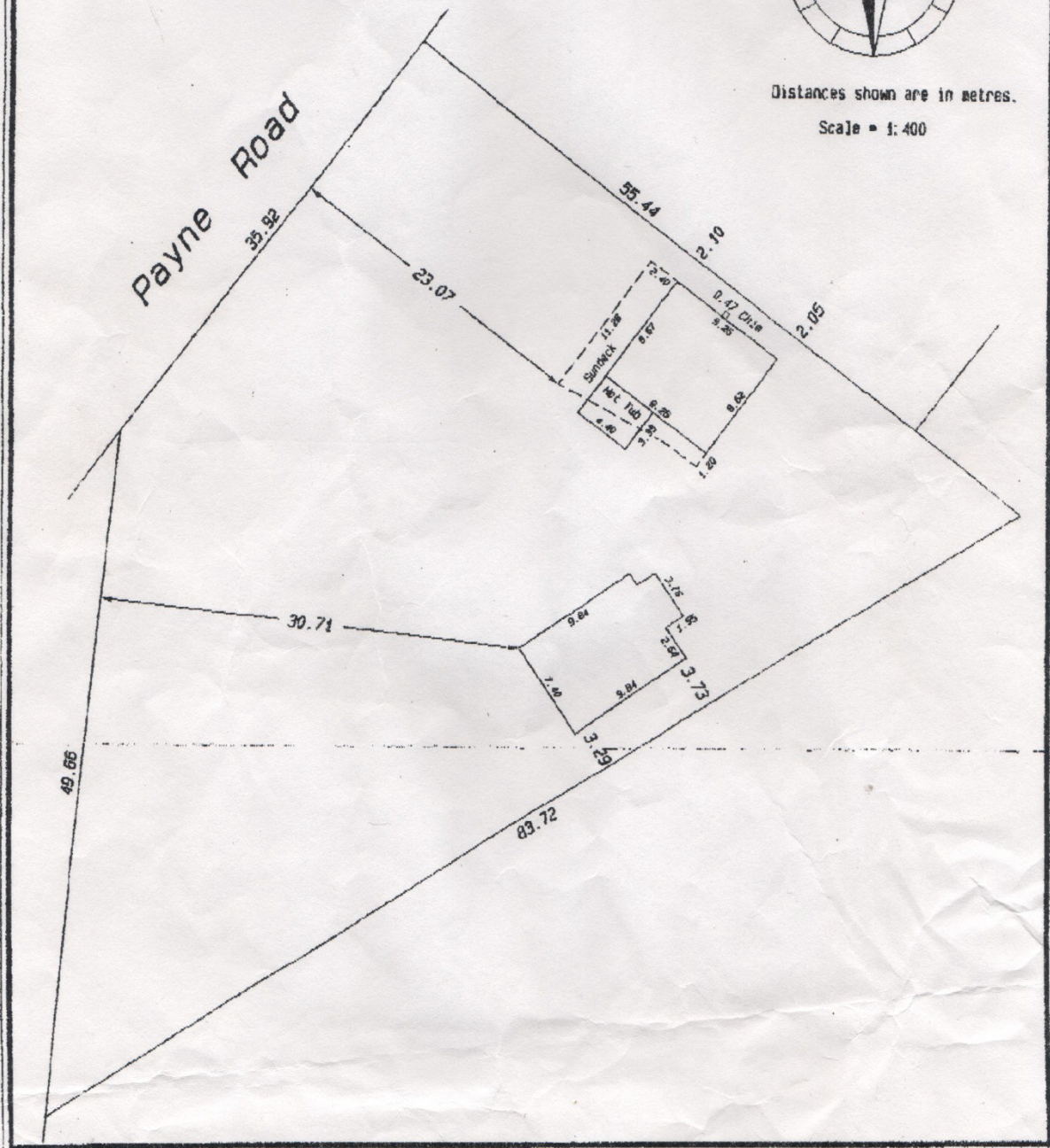
 B.C.L.S. ©

This document is not valid unless originally signed and sealed.



Distances shown are in metres.

Scale = 1:400



# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL




Date of disclosure: May 5, 2010

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

**ADDRESS/BARE-LAND STRATA LOT #:** 115 Payne Road      Saturna Island      V0N2Y0      (the "Premises")

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
<b>1. LAND</b>				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
C. Is there a survey certificate available?	✓			
D. Are you aware of any current or pending local improvement levies/charges?		✓		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		✓		
C. Are records available regarding the quantity and quality of the water available?	✓			
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
E. Are you aware of any problems with the sanitary sewer system?		✓		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			✓	
D. Has a final building inspection been approved or a final occupancy permit been obtained?	✓			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	✓			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		✓		
G. Are you aware of any structural problems with any of the buildings?		✓		
H. Are you aware of any additions or alterations made in the last sixty days?	✓	✓		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓		

 INITIALS

May 5, 2010

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 115 Payne Road

Saturna Island

V0N2Y0

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>8</u> years)		✓		
N. Are you aware of any problems with the electrical or gas system?	✓			
O. Are you aware of any problems with the plumbing system?		✓		✓
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)	✓	✓		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	✓			
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		✓		
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		✓		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		✓		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

**5-13 Disclosure of latent defects**

(1) For the purposes of this section:

*Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:*

- (a) a defect that renders the real estate
- (i) dangerous or potentially dangerous to the occupants
  - (ii) unfit for habitation

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INITIALS

May 5, 2010

DATE OF DISCLOSURE

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ADDRESS/BARE-LAND STRATA LOT #: 115 Payne Road

Saturna Island

V0N2Y0

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

Electrical - lights in living room are sporadic. Light in  
main bedroom does not work. Garbage disposal not  
working - (we will try to repair all of the above!)

THE FUND IS NON-TRANSFERABLE AND EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE.