



*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: 117 Payne Road, Saturna Island*

*I look forward to showing this spectacular property!*



The Details:

The Property:

*Is a rare opportunity to own the choicest view on the Island if not the entire Gulf Islands! This property is five acres and is mostly surrounded by National Park which is inaccessible to the public. Privacy and an amazing 180 degree view are what makes this a unique sale! Because the lot is over 3 acres, our by-laws allow for a house over 1000 square feet and a cottage under 1000 square feet*

Water Supply: *A new water catchment system has been recently installed using the old 25,000-gallon swimming pool.*

Septic: *Installed*

Direction: *South-West facing.*

Building:

*A 1,786 sq ft two level, two bedroom and two bathroom West Coast designed home capturing the spell binding views of the gulf islands, Vancouver sky line and Mountains. There is a carport at the back of the house and a garden shed.*



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

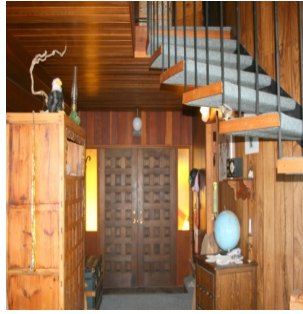




*The Dining Area*



*The Foyer*



*The Living Area*



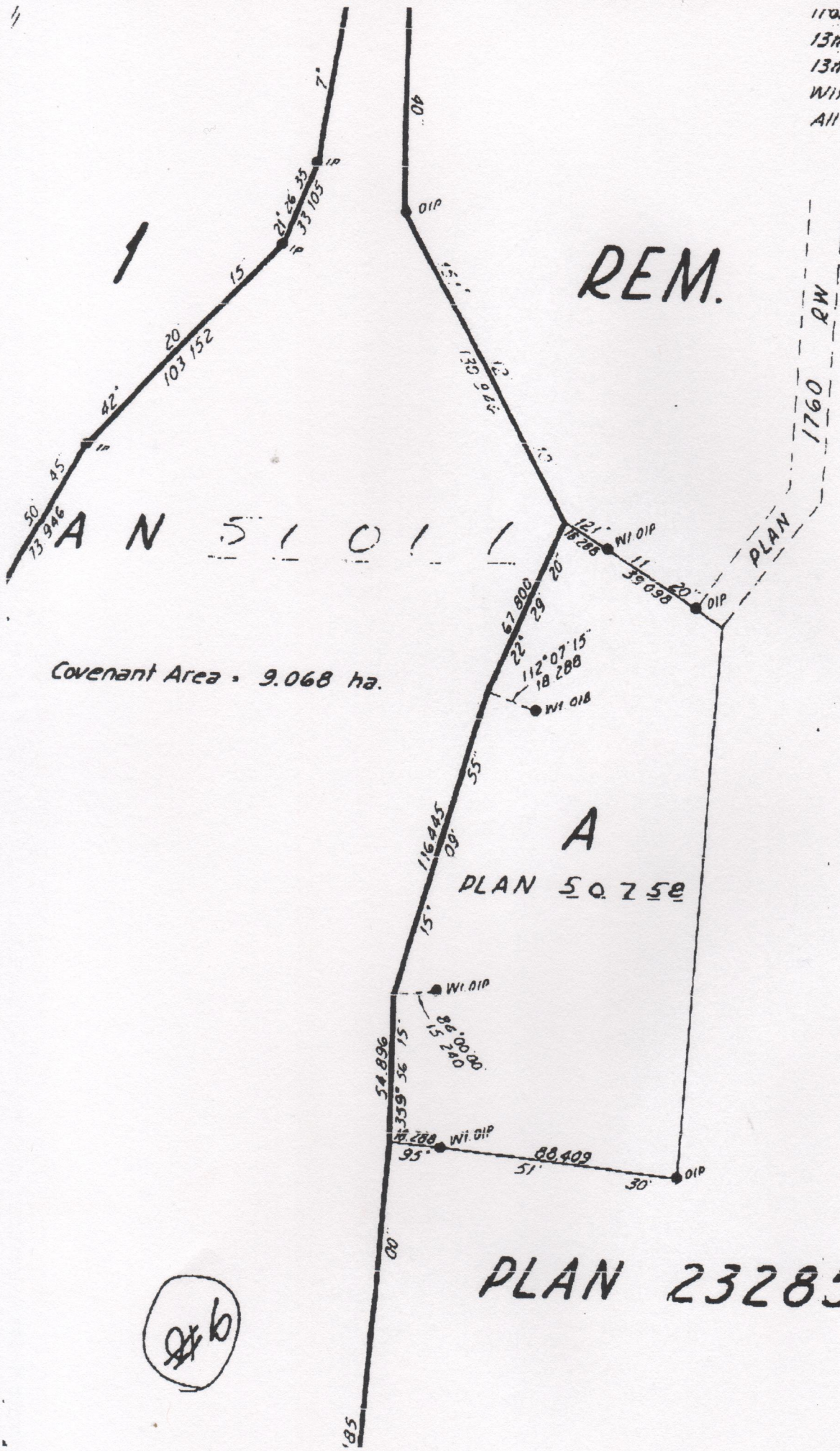
*What an Amazing View*





Iron bar found shown thus  
 13mm sq galv Iron Post for  
 13mm sq galv Iron Post se  
 Witness shown thus \_ \_ \_  
 All distances are in metre

9



Covenant Area - 9.068 ha.

A  
 PLAN 50.75e

PLAN 23285

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## PROPERTY STATISTICS

*MLS:* V889395  
*Lot:* A  
*Legal:* Portion Saturna  
*District:* Gulf Islands  
*Jurisdiction:* Saturna Island  
*Year Built* 40 Years Old

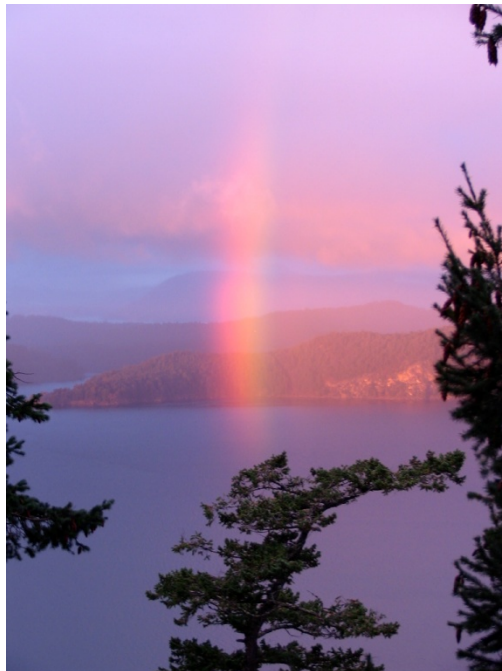
*Bedrooms:* 2  
*Den:* 1  
*Office:* 1  
*Bathrooms:* 2  
*Kitchen:* 1  
*Living Rooms:* 2  
*Dining Area:* 1

*Fireplace wood:* 1  
*Heat Source:* Electric baseboard

*Upper Level (sq.ft) :* 778  
*Main Level (sq.ft):* 1,008  
*Approximate Total Finished Area (sq. ft.):* 1,786

*Exterior Finish:* Wood  
*Roof:* Metal  
*Driveway:* Gravel with a small section paved  
*Parking:* 3 spaces or more  
*Water:* Water Catchment System  
*Waste:* Septic

*Lot Size:* 5.15 acres  
*Taxes:* \$3523.02 (2016)



*Above information is from sources believed to be reliable, but should not be relied upon without verification.*





# Fry Property Park Reserve

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### Important

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## 117 Payne Road

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