



## Welcome to my Internet Brochure

### 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.*

### 126 Sunset Drive:

*I am so delighted to present to you this exquisite property! A spot that is so close to all amenities yet tucked off the road to give a real sense of privacy. If you have any further questions, please let me know and if you would like to view this property call me anytime!*

*GULFPORT PRESENTS:*



*Address: 126 Sunset Blvd, Saturna Island*

*Offered at: \$141,500*

## PROPERTY DETAILS

### The Property and The Area:

*This lot on Sunset Boulevard slopes up to a crest with a large level area and then slopes down to Lyall Creek. There is a lovely south facing building site on the crest with views of Lyall Harbour Hill, glimpses of Lyall Harbour to the west and Lyall Creek to the north.*

*Saturna is fortunate to have one of the few creeks in the Gulf Islands that offers fish habitat. Along with Chum and Coho salmon runs, the creek is also home to a healthy population of sea run Cutthroat trout. Launch your kayak in the creek and access the harbour for a day of exploring.*

*This lot is a short walk to Sunset Beach, tennis courts, the school, and Waterfall Community Park. The park includes the Lyall Creek Trail which offers a beautiful view of mature trees, ferns and a waterfall that is quite spectacular when water levels are high.*

Water: Lyall Harbour/ Boot cove water system available at the lot line.

Septic: no service.

Direction: South facing.

Lot Size: 0.82 acre.s

*Sunset Beach*



**Susanne Middleditch**

**Toll Free 1-800 291-6601 (313) 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.

*Sunset Beach*



*Lyall Harbour Salmon Creek*



*A lovely mix of tall firs and cedars*



*Towards Lyall Harbour*





# PROPERTY DISCLOSURE STATEMENT LAND ONLY



Date of disclosure: April 1, 2010

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

ADDRESS: 126 Sunset Blvd Drive Saturna Island, BC V0N2Y0 (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
<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 Land?		✓		
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 Land from any person or public body?		✓		
F. Is the Land managed forest lands?		✓		
G. Is the Land in the Agricultural Land Reserve?		✓		
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		✓		
I. Are you aware of any fill materials anywhere on the Land?		✓		
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		✓		
K. Are you aware of any uncapped or unclosed water wells on the Land?		✓		
L. Are you aware of any water licences affecting the Land?		✓		
M. Has the Land been logged in the last five years?		✓		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.			✓	
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other <u>LYALL HARBOUR/BOOT COVE WATER SERVICE AREA</u>				
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 Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" 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?				✓

April 1, 2010

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DATE OF DISCLOSURE

ADDRESS: 126 Sunset Blvd

Saturna Island, BC

V0N2Y0

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>4. GENERAL:</b>				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		✓		
B. Are you aware of any material latent defect as defined in the 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

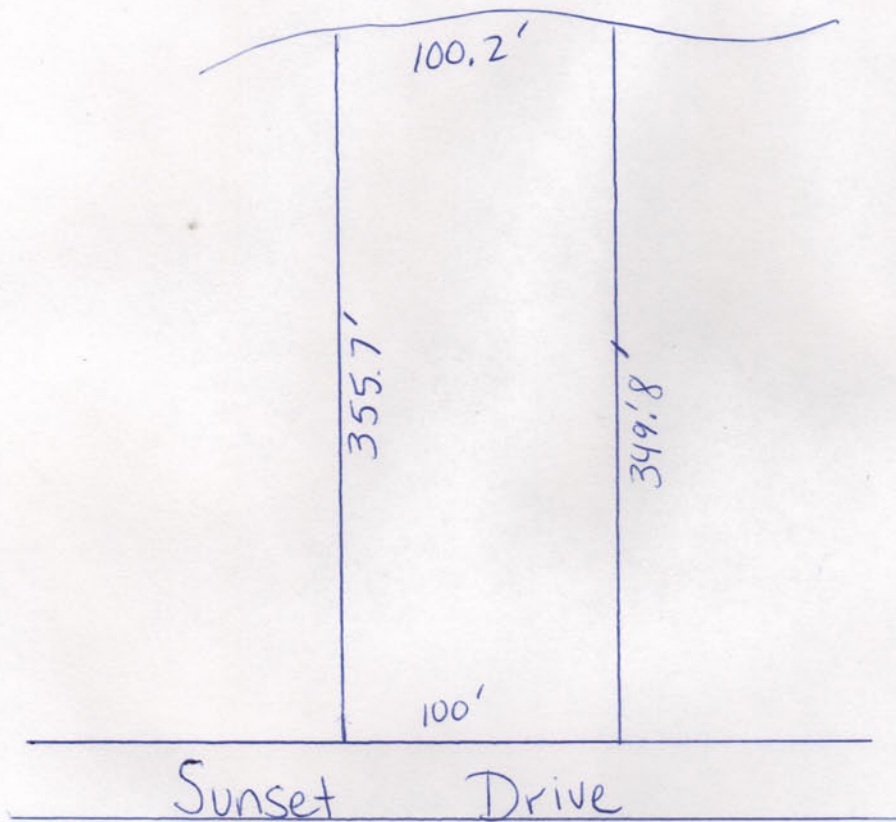
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)

SERVICES 2B-C : LYALL HARBOUR / BOOT COVE WATER SERVICE AREA

126 Sunset Drive Plot Plan



Lyall Harbour Creek



Gulfport Realty Saturna Island and the Gulf Islands

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