



*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: 166 Cliffside Road, Saturna Island

Incredibly Beautiful Home with Oceanfront View to Match!!

I look forward to showing this spectacular property!

Listed at \$699,000

The Details:

The Property:

This 0.75 acre has a sense of privacy yet is open to an expanse view of the San Juan Islands and the Olympic Mountains.

Location: *Close to the Lighthouse, shell beach and Fiddler Cove.*

Water Supply: *It is from a rainwater catchment system. There is a total of 12,000 gallons of water -- two x 1200 gallon tanks in the basement and four x 2400 gallon tanks at rear of property. Tanks are connected so that when it rains, water is pushed from basement tanks via jet pump/valve/floater switch to rear tanks and then flows back down as water levels in basement tanks decrease. A UV filtering system controls water for bacteria, etc. All tanks are currently full.*

Septic System: *Has just been updated and is like new.*

Direction: *South facing.*

Building:

This magnificent 2,890 sq.ft. home. This is a three level, three bedrooms with three ensuite, a den, office, two living rooms, twenty foot ceilings and West Coast custom designed. All this and front row seating to whale watching and to the best ocean views on the Island!



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

The Entry and upstairs Bedroom with ensuite:



The Main Level



Dining and Living Area

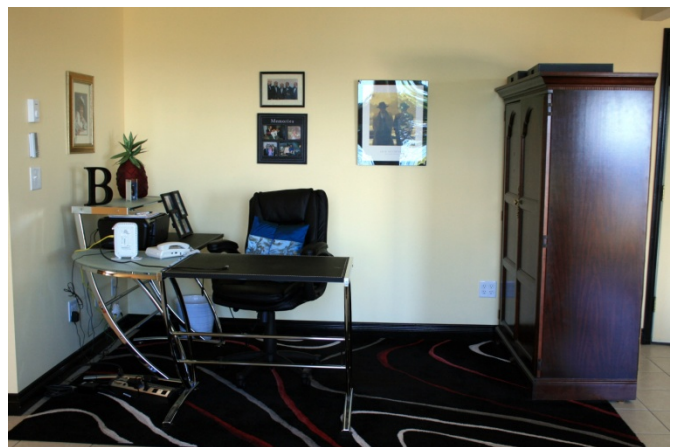


The Master Bedroom with Ensuite



The Lower Level Finished to Perfection in 2004:

Living Area, Office and Entry



Master Bedroom and Ensuite Lower Level



The Front Yard Area



The Back Yard Area



PROPERTY STATISTICS

MLS: V1060443
Lot: 33
Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island
Year Built 1996
Renovated: 2004

Bedrooms: 3
Den: 1
Office: 1
Bathrooms: 4
Kitchen: 1
Living Rooms: 2
Dining Area: 1

Fireplace wood: 1
Fireplace Electric: 2
Heat Source: Electric baseboard

Upper Level (sq.ft): 260
Main Level (sq.ft): 1,220
Lower Level (sq.ft): 1,410

Approximate Total Finished Area (sq. ft.): 2,890

Exterior Finish: Wood
Roof: Metal
Driveway: Gravel
Parking: 3 spaces or more
Water: Water Collection System
Waste: Septic

Lot Size: 0.75 acre
Taxes: \$3565 (2014)



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

Water Catchment Lab Report

Cistern water collection

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TEL: 250-539-2985
FAX:
susanna@saturnacan.net

Arrival temp.: 11.0C
Paid Cash Batch 512

Sample: 166 Cliffside Rd

Site Code	Date	Time	CFU/100 ml		CFU/100 ml	
			TC	NC	FC	NC
Kitchen Tap	07Sep11	04:30p	0	0	0	0

TC = total coliform bacteria

FC = fecal coliform bacteria (aka thermotolerant coliforms)

NC = non-coliform bacteria

Results may be adversely affected if samples are submitted to the laboratory more than 24 to 30 hours after collection.

Comments:

For Interpretation of Results:

Total or Fecal Coliforms present greater than 0 CFU/100mL (0 CFU/mL):

IF Coliform numbers exceed safe limits for drinking water-
water is not suitable for drinking without treatment.

Total Non-coliform bacteria (=Lactose Fermentors) equal to or greater than
200 CFU/100mL (2.0 CFU/mL):

IF the number of organisms present exceed recommended guidelines for
drinking water; treatment is strongly recommended.

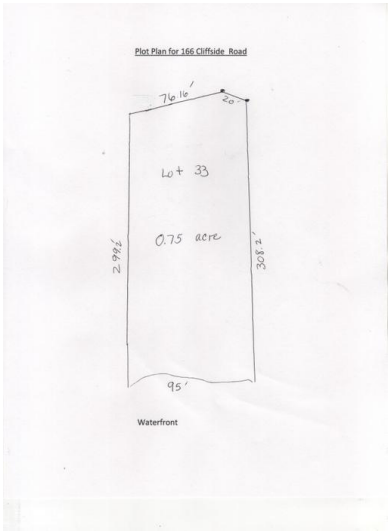
The Four Water Storage Tanks



Outdoor Living Space at its Finest!



Cliffside Plot Plan



The Garden

