

168 Cliffside Road, Saturna Island

List Price \$459,0000



STUNNING OCEANFRONT. The magic begins here on this south facing 0.73-acre lot with expansive oceanfront views of the sparkling ocean, boundary pass and beyond. Relax on outside deck and watch the orcas, seals, and sea lions glide by close to the bank below.

TITLE SEARCH PRINT

File Reference: 168 Cliffside

2022-10-01, 08:40:49

Requestor: Susanne Middleditch

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	WX2082329 EH77760
Application Received	2018-07-03
Application Entered	2018-07-12
Registered Owner in Fee Simple Registered Owner/Mailing Address:	
Taxation Authority	Capital Assessment Area
Description of Land Parcel Identifier: Legal Description:	004-454-065 LOT 34, SECTION 14, SATURNA ISLAND, COWICHAN DISTRICT, PLAN 14023
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE EH77761 1994-06-07 11:10 ROYAL BANK OF CANADA
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Lot 34 - 168 Cliffside :

This gently sloping lot is filled with a beautiful mix of salal, mature cedar and fir trees that provide privacy and a canopy for shade on those hot summer days. To the east is a 20' road allowance which makes the property feel so much bigger. All you need is your dream home building plans. Generator included.

Highlights:

Lot Size: 0.73 acre

Driveway: Lane access from the rear

Shed: The well, pump and storage and generator (included in the sale)

Well and water supply: Rare for a cliffside property. Great water and it produces 3 GMP and is 220 feet deep. Plus 2 tanks on the lot totaling 2000 gallons and 2 smaller tanks inside the shed totaling approximately \$500

Septic: The field was installed with 4 control chambers in 1994 to code. It is designed for a 4-bedroom home. Tanks are needed and a possible update of the system to finish the project.

Hydro: Is installed to the property and provides a RV hook-up.

Boundary: A marker at roadside east of the property. There is also a 20-foot road allowance to the east of the property adding space.



Legend

1: 1,000 



NAD_1983_UTM_Zone_10N
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Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Notes
Waterfront lot 0.73 acres

PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: Oct 1 2022



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

ADDRESS: **168 Cliffside Saturna Island VON2Y0 (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

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓ VB		
B. Are you aware of any existing tenancies, written or oral?		✓ VB		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		✓ VB		
D. Is there a survey certificate available?		✓ VB		
E. Are you aware of any current or pending local improvement levies/charges?		✓ VB		
F. Have you received any other notice or claim affecting the Land from any person or public body?		✓ VB		
G. Is the Land managed forest lands?		✓ VB		
H. Is the Land in the Agricultural Land Reserve?		✓ VB		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		✓ VB		
J. Are you aware of any fill materials anywhere on the Land?		✓ VB		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		✓ VB		
L. Are you aware of any uncapped or unclosed water wells on the Land?		✓ VB		
M. Are you aware of any water licences affecting the Land?		✓ VB		
N. Has the Land been logged in the last five years?		✓ VB		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		* VB		

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BUYER'S INITIALS

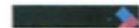
VB	CB	
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SELLER'S INITIALS

BC1008 REV. NOV 2021

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Oct 1 2022

DATE OF DISCLOSURE

ADDRESS: 168 Cliffside Saturna Island VON2Y0

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Land already?		No VB		
(ii) Have you applied for a water licence and are awaiting response?		No VB		
C. Are you aware of any problems with the water system?		No VB		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		VB		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	VB			
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____	* VB			
G. Are you aware of any problems with the sanitary sewer system?				VB
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				VB
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				VB

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		VB		
B. Are you aware of any latent defect in respect of the Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		VB		

BUYER'S INITIALS

VB CB SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 168 Cliffside Saturna Island VON2Y0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		VB		

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


○ No plot plan but the well is located in the pump house


F Septic field built for 4 bedroom home, not connected, no tanks. Field in place with 6 valves controlling each leg of system

Hydro is being installed to include an RV receptacle

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

 SELLER(S) Collin Brink

 SELLER(S) Verity Brink

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr. _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S) BUYER(S) BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Land.

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Detailed Tax Report

Property Information

Prop Address	168 CLIFFSIDE RD	Jurisdiction	GULF ISLANDS RURAL 2
Municipality Area	GULF ISLANDS RURAL	Neighborhood	GULF ISLANDS WATERFRONT
PropertyID	004-454-065	SubAreaCode	
PostalCode	V0N 2Y0	BoardCode	

Property Tax Information

TaxRoll Number	07143000	Gross Taxes	\$1,273.72
Tax Year	2022	Tax Amount Updated	09/16/2022

More PIDS

004-454-065

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VIP14023	34			16	14			

Legal FullDescription

LOT 34, PLAN VIP14023, SECTION 14, COWICHAN LAND DISTRICT, PORTION SATURNA ISLAND

Land & Building Information

Width		Depth	
Lot Size	0.73 ACRES	Land Use	
Actual Use	SEASONAL DWELLING	Zoning	
Year Built	1971		
BCA Description	1 STY RECR HOME - ALL AGES - VERY POOR		
WaterConn			
BCAData Update	04/07/2022		

Supplementary Property Info

BedRooms		Foundation	CRAWL
Full Bath		Half Bath2	
Half Bath3		Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$346,000.00	\$17,900.00	\$363,900.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$346,000.00	\$17,900.00	\$0.00	\$0.00	\$363,900.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$346,000.00	\$17,900.00	\$0.00	\$0.00	\$363,900.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/7/1994	\$139,500.00	EH77760	IMPROVED SINGLE PROPERTY TRANSACTION
6/15/1980	\$27,500.00	J58609	VACANT SINGLE PROPERTY TRANSACTION

Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch





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