



*Susanne Middleditch  
Gulfport Realty*

*Welcome to my internet brochure! I am so delighted to present to you Fabulous Ocean Front Property with a large home that is a short walk to the East Point Light House Park. If you have any further questions please do not hesitate to let me know. I look forward to showing you all that this property has to offer.*

*A little Bit About Saturna Island:*

*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.*



**Susanne Middleditch**

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

*GULFPORT PRESENTS:*



*Fabulous South facing Ocean Front Home*

*Address: 230 Cliffside Road, Saturna Island*

*Spectacular ocean views*



*Playing Orcas to watch*



## PROPERTY STATISTICS

*Lot:* 74  
*Legal:* Portion Saturna  
*District:* Gulf Islands  
*Jurisdiction:* Saturna  
*Direction:* South

*Home Built:* 1979  
*Bedrooms:* 5  
*Bathrooms:* 3  
*Kitchen:* 1

*Fireplace:* Lovely stone work  
*Heat:* Electric baseboard

*Area (Sq. Ft.):*  
*Total:* 2,385

*Exterior Finish:* Vinyl  
*Roof:* Metal  
*Driveway:* Gravel/Dirt  
*Parking:* 2 or more  
*Water:* Well and water catchment system  
*Waste:* Septic

*Lot Size:* 0.85  
*Frontage:* 101' low bank  
*Taxes:* \$ 3329.63 (2012)





**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.

**Saturna Island**

**Regional Community Atlas**

Capital Regional District  
 gis@crd.bc.ca  
 http://www.crd.bc.ca



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT  
**RESIDENTIAL**

**If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated  
May 14 yr. 2011 is incorporated into  
and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE:

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the property disclosure statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the property disclosure statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

Date of disclosure: OCTOBER 4, 2008

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

**ADDRESS** ▶ 230 CLIFFSIDE ROAD SATURNA ISLAND, BC V0N 2Y0

**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.**

1. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are the premises connected to a public sanitary sewer system?		JK ✓		
B. Are the premises connected to a public water system?		JK ✓		
C. Are the premises connected to a private or a community water system?		JK ✓		
(i) If yes, are you aware of any problems with the private or community water system?			/	JK ✓
D. Is the property serviced by a private well?	JK ✓			
(i) If yes, are you aware of any problems with the private well?		JK ✓	/	
E. Is the property serviced by a septic system/lagoon?	JK ✓			
(i) If yes, are you aware of any problems with the septic system/lagoon?		JK ✓	/	
(ii) If the system was installed after May 31, 2005, are maintenance records available?		JK ✓	/	
F. Do the premises contain unauthorized accommodation?		JK ✓		
G. Are you aware of any underground oil storage tank(s) on the property?		JK ✓	/	/
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	JK ✓		/	/
I. Are you aware of any current or pending local improvement levies/charges?		JK ✓	/	/
J. Have you received any other notice or claim affecting the property from any person or public body?		JK ✓	/	/
K. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?			/	/
L. 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.)		JK ✓		
M. Are these premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		JK ✓	/	/
N. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property or premises?		JK ✓	/	/
O. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property or premises?		JK ✓	/	/

For the purposes of Clauses 1.N. and 1.O. 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

JK

INITIALS

ADDRESS **▶** 230 CLIFFSIDE ROAD

SATURNA ISLAND, BC

V0N 2Y0

**2. STRUCTURAL:**

	YES	NO	DO NOT KNOW	DOES NOT APPL'
A. To the best of your knowledge, are the exterior walls insulated?	JK ✓			
B. To the best of your knowledge, is the ceiling insulated?	JK ✓			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?		JK ✓		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		JK ✓		
E. Has the wood stove/fireplace insert installation been approved by local authorities?				JK ✓
F. Are you aware of any additions or alterations made without a required permit and final inspection?		JK ✓		
G. Are you aware of any additions or alterations made in the last sixty days?		JK ✓		
H. Are you aware of any structural problems with the premises or other buildings on the property?		JK ✓		
I. Are you aware of any problems with the heating and/or central air conditioning system?		JK ✓		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		JK ✓		
K. Are you aware of any damage due to wind, fire or water?		JK ✓		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		JK ✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>4</u> years)		JK ✓		
N. Are you aware of any problems with the electrical system?		JK ✓		
O. Are you aware of any problems with the plumbing system?		JK ✓		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		JK ✓		
Q. Are you aware of any problems with the swimming pool and/or hot tub?				✓

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

1 (H) Seller acknowledges that east side of house may encroach on the required setback.

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 receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

X King  
SELLER(S)

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 property and, if desired, to have the property inspected by an inspection service of the buyer's choice.

BUYER(S)

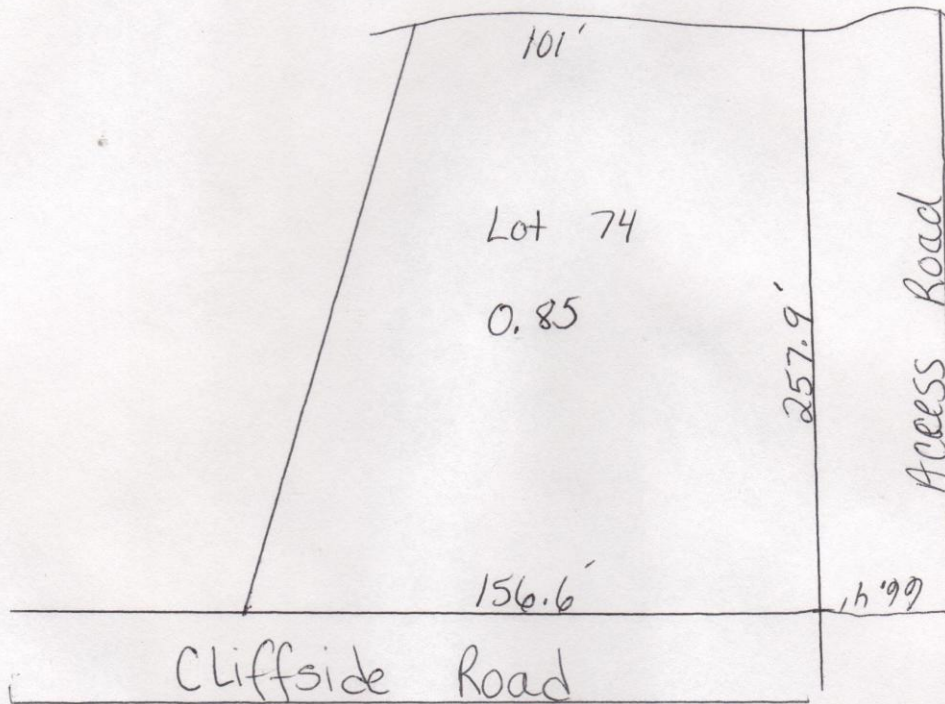
BUYER(S)

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 property.

JK  
INITIALS



230 Cliffside Road Plot Plan



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