



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.

I am pleased to present this lovely 9.56 acre property. A very private yet centrally located piece of heaven waiting for you to develop and add your own personal touch. Please call me anytime to view.



GULFPORT REALTY PRESENTS:



Address: 248 East Point Road, Saturna Island

Is Gulf Island Ocean Front too expensive for your budget? Well how about owning half of a large pond to view from your dream home deck? This is an estate sized property (9.56 acres) with lots of sun, plenty of water, easy hydro access and a roughed in driveway, zoned to allow for a house over 1000 sq ft plus a cottage under 1000 sq ft, listed \$10,000 below assessed value for a quick sale because the owner is unable to retain Canadian residency. Call for a viewing or for any further information.

Listed at \$198,000

The Details:

The Property: This property is located on a highpoint above Lyall Harbour. Nestled in the forest the property is accessed by a roughed in driveway which is a deeded right of away. There are some great spots to build your dream home that could capture the pond view to watch the wild ducks swim about. The property is zoned for two dwellings (one over 1000sq ft and one under 1000 sq ft)

Water Supply: Easement to a drilled well which is shared by an adjoining property. This well produces plenty of water.

Septic: None

Hydro: There is hydro running through the property so hook up to a dwelling would be no problem.

Direction: South West facing.



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

PROPERTY STATISTICS

Lot: (B)
Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island

Lot Size: 9.56 acres

Taxes: \$1035.36 (2010)



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.

01-B-1

Plan Of Subdivision Of Lot 1, Plan VIP 63567, Section 17,
Saturna Island, Cowichan District, And Part Of The
Fractional West 1/2 Of The South West 1/4 Of Section 17,
Saturna Island, Cowichan District,
Except Parts In Plans 7360, 11866, 21916, And VIP 64794,
And Except That Part Lying South West Of Plan 7360.

Plan VIP 66132

Deposited in the Land Title Office at
 Victoria, B.C.
 this 27th day of Oct 1997

Dep. [Signature]
 Registrar

Approved Under The Land Title Act
 (R.S.B.C. 1996, c. 248) s. 146 1997

Authorizing Officer
 Ministry of Transportation & Highways
 This Plan Also within
 The Capital Regional District

B.C.G.S. 92B.075

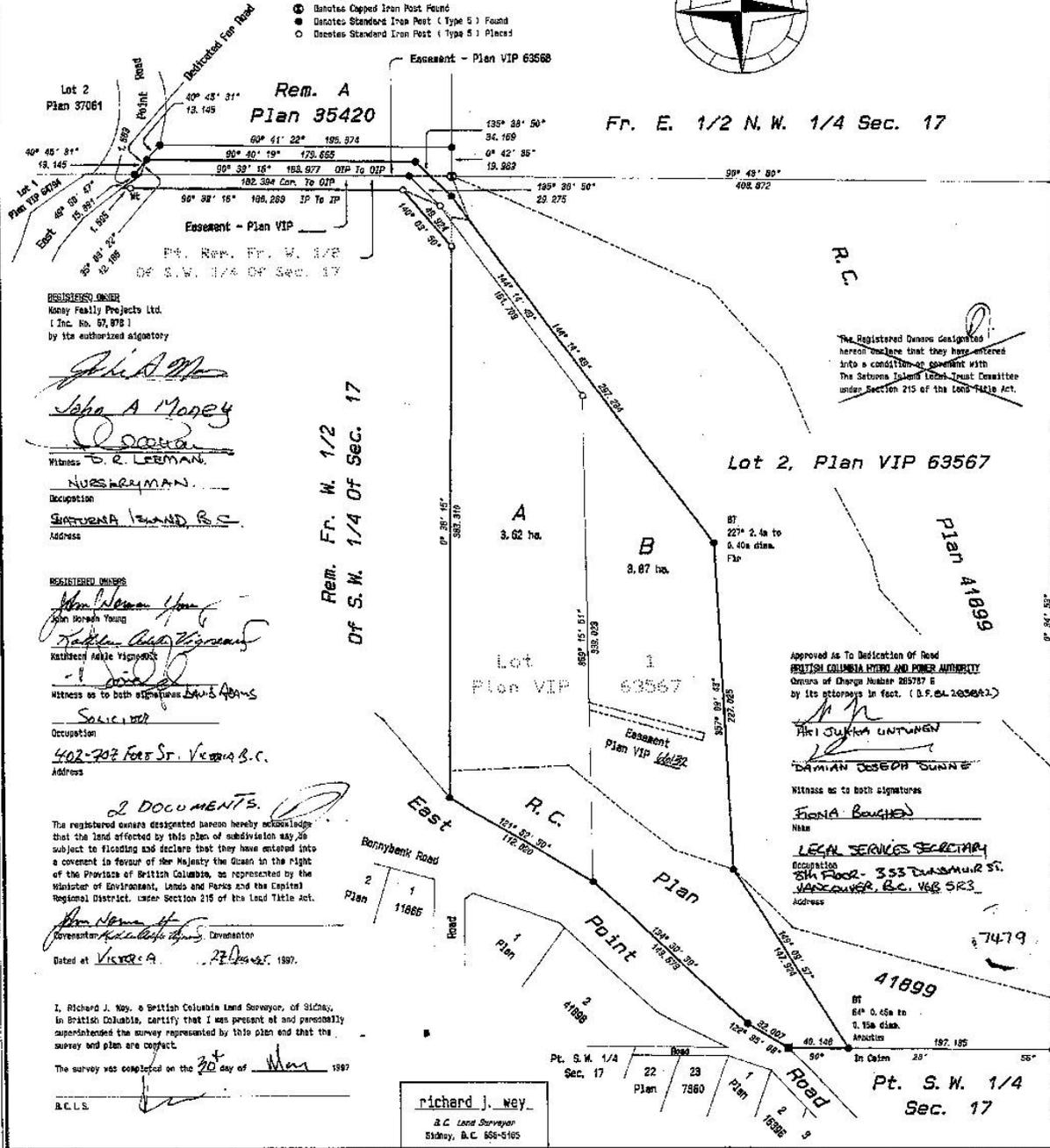
Scale = 1:2000



Distances are in Metres, unless otherwise indicated.
 Bearings are Astronomic, derived from Plan VIP 65567.

Legend:

- Denotes Iron Bar Found
- ⊙ Denotes Copper Iron Post Found
- Denotes Standard Iron Post (Type 5) Found
- Denotes Standard Iron Post (Type 5) Place



REGISTERED OWNER
 Money Family Projects Ltd.
 (Inc. No. 57,978)
 by its authorized signatory

[Signature]
John A Money
 Witness: D. R. LEMMAN
 Occupation: NURSERYMAN

RESIDENCE: SATURNA ISLAND B.C.
 Address:

REGISTERED OWNER
[Signature]
 Witness as to both signatures: DAVID ADAMS

Solicitor:
402-792 FORT ST. VICTORIA B.C.
 Address:

2 DOCUMENTS.
 The registered owners designated herein hereby acknowledge
 that the land affected by this plan of subdivision may be
 subject to flooding and declare that they have entered into a
 covenant in favour of Her Majesty the Queen in the right of
 the Province of British Columbia, as represented by the
 Minister of Environment, Lands and Parks and the Capital
 Regional District, under Section 216 of the Land Title Act.
[Signature] [Signature]
 Deponent Deponent
 Dated at VICTORIA 27th day of October 1997.

I, Richard J. Wey, a British Columbia Land Surveyor, of SICHAY,
 in British Columbia, certify that I was present at and personally
 superintended the survey represented by this plan and that the
 survey and plan are correct.
 The survey was completed on the 20th day of May 1997

richard j. wey
 B.C. Land Surveyor
 Sidney, B.C. 658-5105

The Registered Owners Designated
 herein declare that they have entered
 into a condition of covenant with
 The Saturna Island Land Trust Committee
 under Section 215 of the Land Title Act.

Approved as to Designation of Road
 BRITISH COLUMBIA HIGHWAY AND POWER AUTHORITY
 Officers of Charge Number 285187 E
 by its attorneys in fact. (B.C.L. 2008042)

[Signature]
 WITNESS as to both signatures
DIANA ROUGHED
 Name
LEGAL SERVICES SECRETARY
 Occupation
354 FORD - 355 DUNSMuir ST.
VICTORIA, B.C. V6B 5R3
 Address

N.E. 1/4 Sec. 17

S.E. 1/4 Sec. 17

MoTH file 15431

