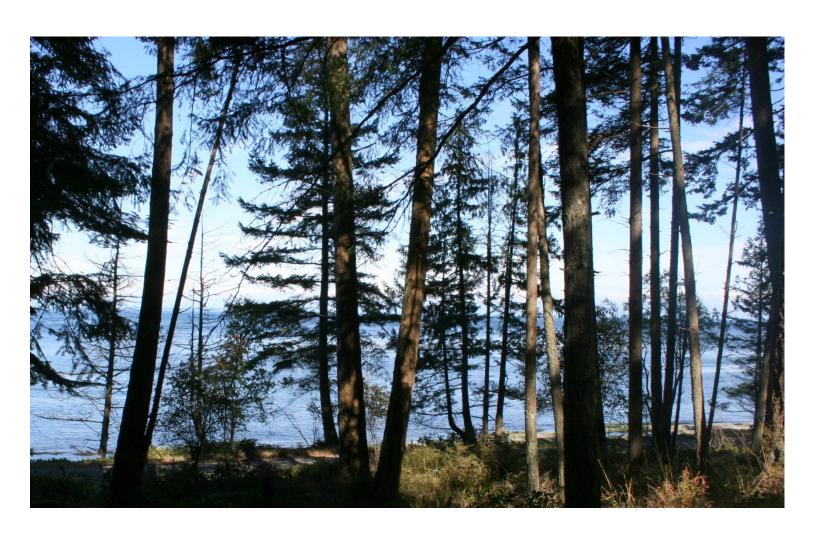


#### SUSANNE MIDDLEDITCH -- GULF PORT REALTY

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:



A charming cabin nestled against the hill that is north facing with views of the city night lights and the Georgia Strait.

Listed at \$210,000

## The Details:

The Property: This is a designated one acre level and easy care property.

<u>Location:</u> Northside of the Island. Enjoy the sound of the waves and a view of Georgia Strait. Wintercove Park and Russell Reef Park are close by. Plus this Purchase Agreement includes Approximately 300 acres of common land.

*Water Supply:* Supply from the two wells on the community water system.

Septic: yes

**Direction:** North facing.

**Building**:

The Ikea style cabin is newly built and is two levels totaling 362 sqft with a separate bath house.



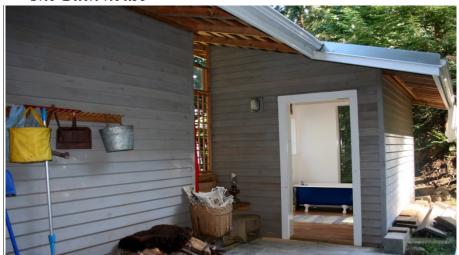
The Woodshed



The Bath house with tub

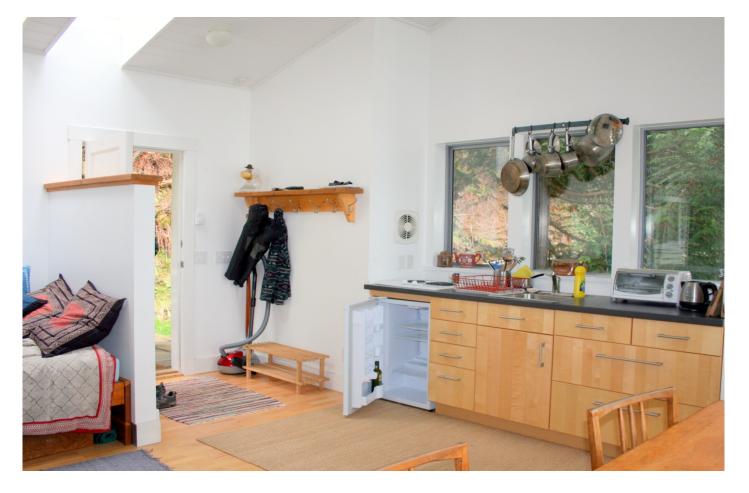


The Bath house









View from lower sitting room









Toll Free- 1-800-291-6601 (313) Telephone: (250) 539-2985 \*\*\* Fax: (250) 539-2984 Website: www.SaturnaRealestate.com \*\*\* Email: susanne@saturnacan.net

### PROPERTY STATISTICS

Legal:Portion SaturnaDistrict:Gulf IslandsJurisdiction:Saturna Island

Bedroom: open to living area

Bathroom: 1
Kitchen: 1
Living/Dining Area 1

Approximate Total Area: 362 sq feet

Exterior Finish: Wood Roof: metal Driveway: lane

Parking: 2 or more spaces

Water: Water is supplied to sites from two wells. Water is pumped to large storage tanks

uphill from the wells and is delivered to each site.

Waste: Septic Installed

Lot Size: 1 designated acre

Taxes and fees: Approximately \$2,548.00 per year



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.

Appendix J	
CRD	CAPITAL REGIONAL DISTRICT

# Certificate of Occupancy ISSUED BY THE BUILDING INSPECTION DIVISION OF THE

CAPITAL REGIONAL DISTRICT
PURSUANT TO THE BRITISH COLUMBIA LOCAL GOVERNMENT ACT

Hold	4 000 0/05
No.	4.323.S(05

Permit ST05-294

THIS IS TO CERTIFY

that the premises named herein have been constructed under the authority of a valid Building Permit and have received the final inspection.

THIS BUILDING IS NOW COMPLETED AND READY FOR OCCUPANCY.

		Address_	# 0	treet	·
GAL DESCRIPTION			,,	ii eet	
		16/7			16
LOT		SECTION	BLOCK	PLAN	LAND DISTRICT
Portion SATURN	A ISLAND, FRA	C E 1/2 & FRAC NW	1 1/4 OF SEC 16 & FRA	C NE 1/4 SEC 17 FOR IN	IPROVEMENTSSEE 0718
action may be b	rought against tl	ne Capital Regional	District or its officials or	servants for anything do	one or left undone in
ood faith in the pe	rformance or int	ended performance	of any authority conferre	ed or duty imposed unde	r this or any other Bylaw
lopted by the Cap	itai Regionai Dis	trict pursuant to the	British Columbia Local	Government Act.	
IO REPRESENT	ATION BY CRD				
cceptance or revi	ew of plans, drav	wings or specification	ons or supporting docum		er this bylaw nor the ns made by or on behalf nt that the Building Code,
			and standards have bee		it that the balloning bode,
II building in the C	Capital Regional	District Electoral Ar	eas is regulated by Build	ding Regulation Bylaw N	o. 2990
Date				Signature of Owner	er
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5,400,645,945,034					
				,	
Date				Signature Building Ir	

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