



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:



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.

Location: 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



Upstairs Living Area



View from lower sitting room



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PROPERTY STATISTICS

Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: 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.*

Certificate of Occupancy



ISSUED BY THE BUILDING INSPECTION DIVISION OF THE
CAPITAL REGIONAL DISTRICT
PURSUANT TO THE BRITISH COLUMBIA LOCAL GOVERNMENT ACT

Hold
No. 4.323.S(05)
Permit
No. 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.

FOLIO No. 764 07186.000

WENDE DAVIS

Owner

Address

374 EAST POINT RD

#

Street

LEGAL DESCRIPTION

16/7

16

LOT

SECTION

BLOCK

PLAN

LAND DISTRICT

Portion SATURNA ISLAND, FRAC E 1/2 & FRAC NW 1/4 OF SEC 16 & FRAC NE 1/4 SEC 17 FOR IMPROVEMENTS SEE 07186.1

No action may be brought against the Capital Regional District or its officials or servants for anything done or left undone in good faith in the performance or intended performance of any authority conferred or duty imposed under this or any other Bylaw adopted by the Capital Regional District pursuant to the British Columbia Local Government Act.

NO REPRESENTATION BY CRD

Neither the issuance of a permit, Certificate of Occupancy or Conditional Certificate of Occupancy under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the Capital Regional District constitute in any way a representation, warranty, assurance or statement that the Building Code, this Bylaw or any other applicable enactments, codes, and standards have been complied with.

All building in the Capital Regional District Electoral Areas is regulated by Building Regulation Bylaw No. 2990

Date

Signature of Owner

Date

Signature Building Inspector

