



Welcome to My Internet Brochure

Saturna Facts:

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 beautiful place.

I am so delighted to present to you this lovely little cottage in the woods. Below you will find pictures of the property and its surrounding area. I have included a plot plan and details of the property as well. If you have any further questions please do not hesitate to let me know. I look forward to hearing from you!

*Kindest regards
Susanne Middleditch*

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Represented by
GULFPORT REALTY



Featuring 682 Tumbo Channel Road, Saturna Island

Offered at \$330,000

An Absolutely Delightful Cottage in the Woods

Upper deck looking towards the forest



Entrance to cottage



Front of the house facing North



The Kitchen and Dining Room

Towards Bedroom



Hardwood Flooring



Floor to ceiling red cedar wood finishing



Granite Top counter and a bright kitchen



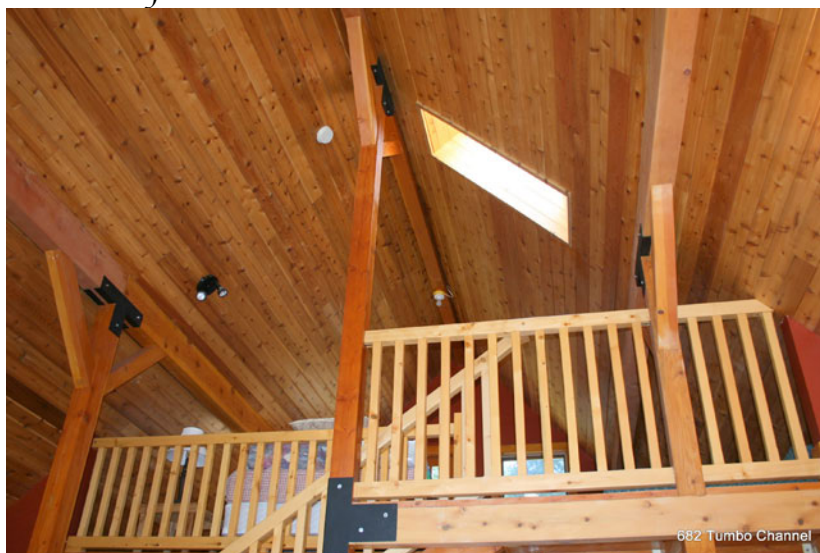
The Bedroom



The Bathroom



The Loft



The Back Yard



A Short Walk to Public Beach Access



The Trail to the Beach





Date of disclosure: April 6, 2009

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

ADDRESS ► 682 Tumbo Channel Road Saturna Island, BC V0N2Y0

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?		DoN		
B. Are the premises connected to a public water system?		DoN		
C. Are the premises connected to a private or a community water system?		DoN		
(i) If yes, are you aware of any problems with the private or community water system?				
D. Is the property serviced by a private well?		DoN		
(i) If yes, are you aware of any problems with the private well?				
E. Is the property serviced by a septic system/lagoon?		DoN		
(i) If yes, are you aware of any problems with the septic system/lagoon?		DoN		
(ii) If the system was installed after May 31, 2005, are maintenance records available?				
F. Do the premises contain unauthorized accommodation?		DoN		
G. Are you aware of any underground oil storage tank(s) on the property?		DoN		
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		DoN		
I. Are you aware of any current or pending local improvement levies/charges?		DoN		
J. Have you received any other notice or claim affecting the property from any person or public body?		DoN		
K. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		DoN		
L. Were these premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1997? (if so, attach required Owner Builder Declaration and Disclosure Notice.)		DoN		
M. Are these premises covered by home warranty insurance under the Homeowner Protection Act?		DoN		
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?		DoN		
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?		DoN		

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

DoN

INITIALS

THE DETAILS

The Cottage: is aprox. 1008 sqft and is constructed of yellow cedar 4x8 timbers. The design is open plan with hardwood 2x6 fir planks floors and high red cedar ceilings. The over all effect of this charming home is one of brightness and spaciousness. The upstairs loft opens to a small outside deck to enjoy the forest view and sunshine to the south.

The Decks: The deck on the main floor living room side is 6x29 ft. and the kitchen/entrance side is 11x6 ft. The deck upstairs outside the loft is 5x14 ft.

The Property: is a leveled 0.48 acre lot. The front of the house faces north but there is a perfect mix of trees, sun and openness at the back which overlooks a large grassy area.

Water: is supplied by using a water collection and cistern system. There is a tank buried in the ground on the south east corner of the house, the eaves troughs are plumbed to catch water and this is plumbed back the wood box. The valve in the box allows for switching to the above ground tank. In the winter when lots of rain water, one can fill this tank from the buried tank. The water is not potable at this time. The pump is a normal (oversized) pressure system in the crawl space. Electric hot water tank and filter.

Septic: is installed and has a final permit dated 2004

The Area Surrounding the Property: Just a short walk towards East Point Lighthouse Park is a public beach access for you to enjoy and watch all the ocean wildlife and mountain views.

Taxes: for 2009 is \$1,307.97



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