



**398 EAST POINT RD - VON 2Y0** **MLS®: R2867288**

Area	<b>Islands-Van. &amp; Gulf</b>	Bedrooms	<b>2</b>
Sub Area	<b>VI Saturna Island</b>	Bathrooms	<b>2</b>
City/Town	<b>Saturna</b>	Ensuite	
Property Type	<b>Single Family</b>	Kitchens	<b>1</b>
Listing Status	<b>Active</b>	List Price	<b>\$549,000</b>
Taxes	<b>\$1,704 (2023)</b>	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	<b>Shares in Co-operative, Registered Owner</b>		
Possession			

Total # Rooms	<b>6</b>	Age at List Date	<b>27</b>	Style of Home	<b>Rancher/Bungalow</b>
Municipal Charges		Year Built	<b>1997</b>	Exterior Finish	<b>Wood</b>
Renovations		Fin. Levels	<b>1</b>	Roof	<b>Metal</b>
Year of Reno		Price per Sqft	<b>\$844.62</b>	Flooring	<b>Vinyl/Lino, Carpet</b>
Fireplaces	<b>1</b>	R/I Fireplaces		Construction	<b>Frame - Wood</b>
Fireplace Fuel	<b>Wood</b>			Foundation	<b>Other</b>
Suite	<b>Other</b>			Water Supply	<b>Community, Well - Drilled</b>
Crawl/Bsmt Hgt				Heating/Fuel	<b>Electric, Wood</b>
Bsmt Area	<b>None</b>				

Amenities  
 Features Incl. **Fixtures Not Leased, Clothes Washer/Dryer/Fridge/Stove/DW**  
 Site Influences **View Property, Private Setting, Private Yard, Rural Setting, Treed, Waterfront Property**  
 Outdoor Area **Balcony(s); Patio(s) or Deck(s)**  
 Services **Elec-Avail, Sewer-Septic, Water-Avail**  
 Legal Desc **LOT A, PLAN VIP77649, SECTION 16/17, COWICHAN LAND DISTRICT, PORTION OF SATURNA ISLAND.**  
 Restrictions

Sqft Fin.	<b>650</b>	Sqft Unfin.		PID Number	<b>026-063-069</b>	Zoning	<b>RG</b>
Grand Total	<b>650</b>			Frontage (metric)	<b>60.96</b>	Lot Size (Sqft)	<b>43,560</b>
<b>ROOMS</b>				Frontage (ft)	<b>200</b>	Lot Size (acres)	<b>1.00</b>
	Bsmt	Main	Above	Lot Depth (ft)		Dist to Trans	
Fin Sqft		<b>650</b>		Directional Exp.	<b>Rear Yard-South</b>	Dist to School	
Bathroom		<b>4pc</b>	<b>2pc</b>	View Desc.	<b>Partial view of Georgia Strait</b>		
Bedroom		<b>8'2x11'2</b>	<b>17'8x11'4</b>	Out Buildings			
Kitchen		<b>10'8x9'9</b>		Total Prkng			
Laundry		<b>9'9x5'10</b>		Covered Prkng			
Living Room		<b>18'5x13'4</b>		Parking	<b>Add. Parking Avail., Open</b>		
Storage			<b>7'8x6'11</b>	Driveway	<b>Gravel</b>		
				Prkng Access	<b>Side</b>		

				Mortgagee	Amount	Payment	Interest Rate	Due Date
				1st				
				2nd				

<b>Number Of Units</b>	Bach./Studio	<b>Financial</b>
1 Bdrm	3 Bdrm	Income As At
2 Bdrm	Other Units	Income Per Year
		Less Oper. Exp.
		Net Oper. Inc.

**Welcome to your island retreat in the woods! Situated on a private one acre site within a vast three hundred acre co-operative, this property features a beautifully crafted 650 sq ft 1 bed, 1 bath cottage and a 300 sq ft 1 bed, 1 bath + den guest cabin, reminiscent of traditional Japanese architecture. Additional structures include an outdoor shower and 1/2 bath, garden shed and wood shed, all nestled within well maintained grounds compatible with foraging deer. Unwind on the covered 425 sq ft deck and enjoy partial ocean views of the Georgia Strait while listening to the soothing waves and majestic eagles calling from a nearby perch. All essential services included - hydro, water and septic. Just an 8 minute stroll to the beach! All measurements approx, buyer to verify.**

Listed By: **GULFPORT REALTY** Buyer Initials: Date:

This listing information is provided to you by:  
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