



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.*

*Come see a piece of Saturna Heaven ! This cosy cottage looks out to a meadow and to one of our grand mountains, Mount Elford . This fairly level acreage is very private yet a five minute walk to Haggis Farm Bakery and a twenty minute walk to the General store. If you are in need of a shop, this is it!! over 1200 sq ft of working space.*

*Please call me anytime if you would like to view this property.*

*GULFPORT REALTY PRESENTS:*



*Address: 112 Narvaez Bay, Saturna Island*

## The Details:

### The Property:

*Enjoy absolute privacy on this 6.55 acre of mostly flat land with the view of a meadow and the majestic Mount Elford. The backyard is filled with alder, fir and cedar trees.*

Water Supply: Well

Septic: Installed

Direction: North facing.

### Buildings:

*The house, built in 2000, is a west coast style rancher with two bedrooms, open living space and ten foot ceilings. After a hot tub, cosy up to the outdoor fireplace which situated off the kitchen deck. The out buildings are: A BRAND NEW 1200 SQ.FT. steel constructed shop, a 225 sq. ft. outbuilding and a storage shed.*



*The Kitchen*



*Living Area*



*Living Area*



*The shop*



*The Outdoors*

*View of the hottub and fireplace area*



*The Back Yard*



*The Well House*



*The Fireplace and Hottub Area*



*Storage Shed*



PROPERTY STATISTICS

MLS:  
Lot: 2  
Legal: Portion Saturna  
District: Gulf Islands  
Jurisdiction: Saturna Island  
Year Built: 2000

Bedrooms: 2  
Bathrooms: 1  
Kitchen Dining Area : 1  
Living Area: 1  
Laundry Room: 1  
Fireplace: 1

Approximate Total Area (Sq. Ft.): 1,004

Heat Source: Forced Air and

Exterior Finish: Wood  
Roof: Asphalt  
Driveway: Gravel  
Parking: 2 or more spaces  
Water: Well  
Waste: Septic

Lot Size: 6.55 acres

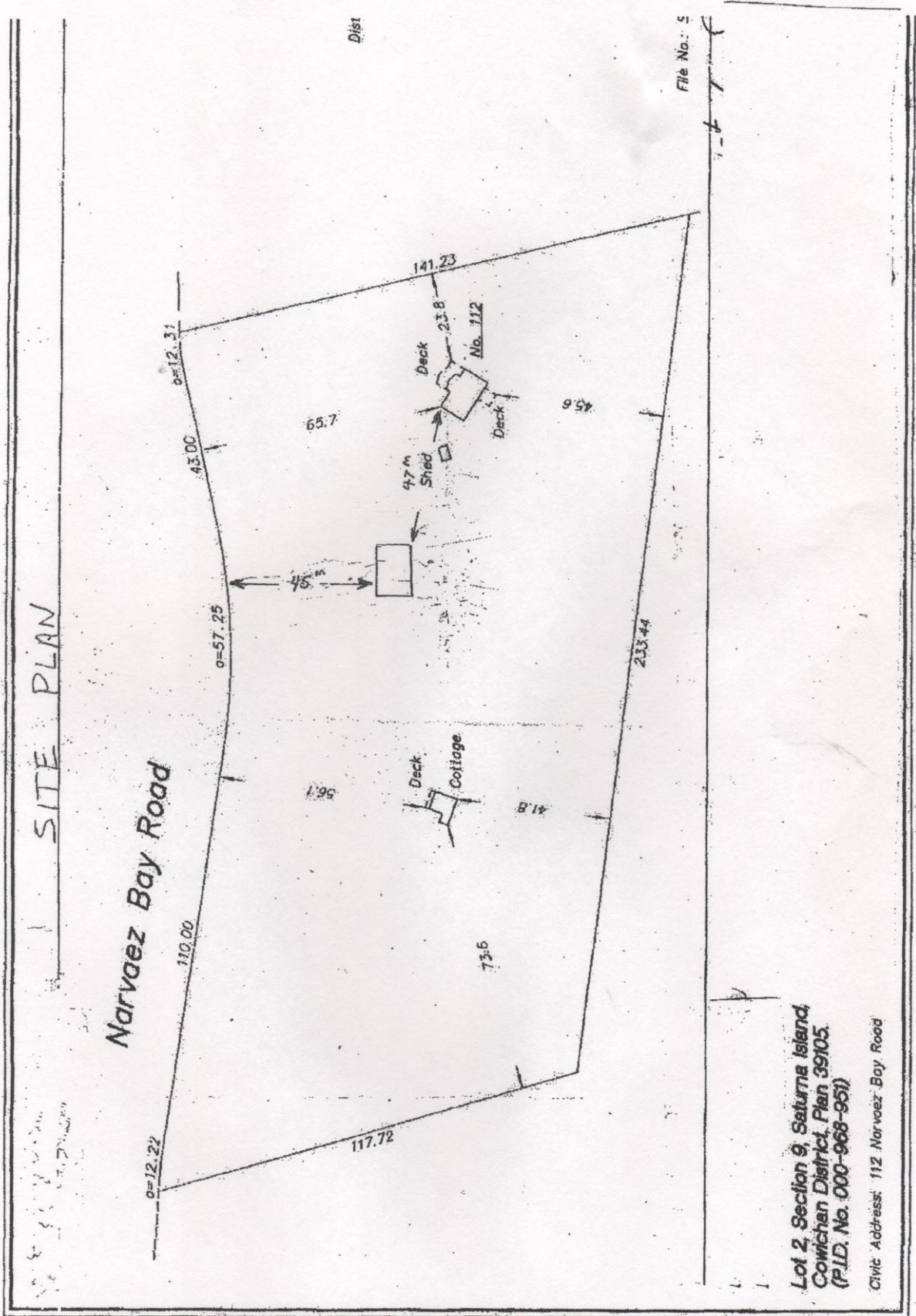
Taxes: \$1309.37 (2010)



*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.*



The Site Plan



Lot 2, Section 9, Saturnia Island,  
Cowichan District, Plan 39105.  
(P.I.D. No. 000-968-951)

Civic Address: 112 Narvaez Bay Road

Property Disclosure Statement



**PROPERTY DISCLOSURE STATEMENT  
RURAL PREMISES—LAND AND BUILDING**



PAGE 1 of \_\_\_\_\_ PAGES

BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: March 17, 2010

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

**ADDRESS:** 112 Narvaez Bay Road Saturna Island (the "Premises")

| THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:   |     |    |  |                |
|--|-----|----|--|----------------|
| _____ Principal Residence <input checked="" type="checkbox"/> Residence(s)    _____ Barn(s)    _____ Shed(s)<br>_____ Other Building(s) Please describe _____  |     |    |  |                |
| 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. LAND – This property disclosure statement is in respect of the land and the   |     |    |  |                |
| (describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)  |     |    |  |                |
|  | YES | NO | DO NOT KNOW  | DOES NOT APPLY |
| A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?   |     | SA |  |                |
| B. Are you aware of any past or present underground oil storage tank(s) on the Premises?   |     | SA |  |                |
| C. Is there a survey certificate available?  | SA  |    |  |                |
| D. Are you aware of any current or pending local improvement levies/charges?   |     | SA |  |                |
| E. Have you received any other notice or claim affecting the Premises from any person or public body?  |     | SA |  |                |
| F. Are the Premises managed forest lands?  |     | SA |  |                |
| G. Are the Premises in the Agricultural Land Reserve?  | SA  |    |  |                |
| H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?   |     | SA |  |                |
| I. Are you aware of any fill materials anywhere on the Premises?   |     | SA |  |                |
| J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?   |     | SA |  |                |
| K. Are you aware of any uncapped or unclosed water wells on the Premises?  |     | SA |  |                |
| L. Are you aware of any water licences affecting the Premises?   |     | SA |  |                |
| M. Have the Premises been logged in the last five years?   |     | SA |  |                |
| (i) If yes, was a timber mark/licence in place?  |     |    |  |                |
| (ii) If yes, were taxes or fees paid?  |     |    |  |                |
| N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?  | SA  |    |  |                |
| 2. SERVICES  |     |    |  |                |
| A. Indicate the water system(s) the Premises uses:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/><br>Other _____  |     |    |  |                |
| B. Are you aware of any problems with the water system?  |     | SA |  |                |
| C. Are records available regarding the quantity and quality of the water available?  | SA  |    |  |                |
| D. Indicate the sanitary sewer system the Premises are connected to:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/><br>Other _____                                 |     |    |  |                |

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**PROPERTY DISCLOSURE STATEMENT  
RURAL PREMISES—ADDENDUM  
LAND AND BUILDING**



Date of disclosure: March 17, 2010

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Saturna Island

(the "Premises")

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|--|--|----|-------------|----------------|
| 1. DESCRIPTION - This property disclosure statement is in respect of:<br><u>GARAGE/WORKSHOP</u><br>(describe one building ONLY, the "Building")  | YES  | NO | DO NOT KNOW | DOES NOT APPLY |
| <b>2. SERVICES</b>   |  |    |             |                |
| A. Indicate the water system(s) the Building uses:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/><br>Other _____  |  |    |             |                |
| B. Are you aware of any problems with the water system?  |  |    |             | SA             |
| C. Are records available regarding the quantity and quality of the water available?  |  |    |             | SA             |
| D. Indicate the sanitary sewer system the Building is connected to:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/><br>Other _____                                  |  |    |             | SA             |
| E. Are you aware of any problems with the sanitary sewer system?   |  |    |             | SA             |
| F. Are there any current service contracts (i.e., septic removal or maintenance)?  |  |    |             | SA             |
| G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?  |  |    |             | SA             |
| <b>3. BUILDING</b>   |  |    |             |                |
| A. To the best of your knowledge, are the exterior walls insulated?  |  | SA |             |                |
| B. To the best of your knowledge, is the ceiling insulated?  | SA   |    |             |                |
| C. To the best of your knowledge, has the Building ever contained any asbestos products?   |  | SA |             |                |
| D. Has a final building inspection been approved or a final occupancy permit been obtained?  |  | SA |             |                |
| E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?   |  |    |             | SA             |
| F. Are you aware of any infestation or unrepaired damage by insects or rodents?  |  | SA |             |                |
| G. Are you aware of any structural problems with the Building?   |  | SA |             |                |
| H. Are you aware of any additions or alterations made in the last sixty days?  |  | SA |             |                |
| I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?   |  | SA |             |                |
| J. Are you aware of any problems with the heating and/or central air conditioning system?  |  |    |             | SA             |
| K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?  |  | SA |             |                |
| L. Are you aware of any damage due to wind, fire or water?   |  | SA |             |                |
| M. Are you aware of any roof leakage or unrepaired damage?<br>(Age of roof if known: ___ years)  |  |    |             |                |

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March 17, 2010

PAGE 3 of \_\_\_\_\_ PAGES

DATE OF DISCLOSURE

ADDRESS: 112 Narvaez Bay Road

Saturna Island

| 4. GENERAL   | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----|----|-------------|----------------|
| A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?   |     | SA |             |                |
| B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises? |     | SA |             |                |

For the purposes of Clause 4.B. 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

**5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)**

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_, yr. \_\_\_\_\_. The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Premises.

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WFRForms™ Nov/2000

Property Disclosure Statement for the Workshop



**PROPERTY DISCLOSURE STATEMENT  
RURAL PREMISES—ADDENDUM  
LAND AND BUILDING**

PAGE 1 of \_\_\_\_\_ PAGES



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

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|--|--|-----------|-------------|----------------|
| 1. DESCRIPTION - This property disclosure statement is in respect of:<br><u>GARAGE/WORKSHOP</u><br>(describe one building only, the "Building")  | YES  | NO        | DO NOT KNOW | DOES NOT APPLY |
| <b>2. SERVICES</b>   |  |           |             |                |
| A. Indicate the water system(s) the Building uses:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/><br>Other _____  |  |           |             |                |
| B. Are you aware of any problems with the water system?  |  |           |             | <i>SA</i>      |
| C. Are records available regarding the quantity and quality of the water available?  |  |           |             | <i>SA</i>      |
| D. Indicate the sanitary sewer system the Building is connected to:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/><br>Other _____                                  |  |           |             | <i>SA</i>      |
| E. Are you aware of any problems with the sanitary sewer system?   |  |           |             | <i>SA</i>      |
| F. Are there any current service contracts (i.e., septic removal or maintenance)?  |  |           |             | <i>SA</i>      |
| G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?  |  |           |             | <i>SA</i>      |
| <b>3. BUILDING</b>   |  |           |             |                |
| A. To the best of your knowledge, are the exterior walls insulated?  |  | <i>SA</i> |             |                |
| B. To the best of your knowledge, is the ceiling insulated?  | <i>SA</i>  |           |             |                |
| C. To the best of your knowledge, has the Building ever contained any asbestos products?   |  | <i>SA</i> |             |                |
| D. Has a final building inspection been approved or a final occupancy permit been obtained?  |  | <i>SA</i> |             |                |
| E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?   |  |           |             | <i>SA</i>      |
| F. Are you aware of any infestation or unrepaired damage by insects or rodents?  |  | <i>SA</i> |             |                |
| G. Are you aware of any structural problems with the Building?   |  | <i>SA</i> |             |                |
| H. Are you aware of any additions or alterations made in the last sixty days?  |  | <i>SA</i> |             |                |
| I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?   |  | <i>SA</i> |             |                |
| J. Are you aware of any problems with the heating and/or central air conditioning system?  |  |           |             | <i>SA</i>      |
| K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?  |  | <i>SA</i> |             |                |
| L. Are you aware of any damage due to wind, fire or water?   |  | <i>SA</i> |             |                |
| M. Are you aware of any roof leakage or unrepaired damage?<br>(Age of roof if known: _____ years)  |  | <i>SA</i> |             |                |

*SA*

INITIALS

March 17, 2010

PAGE 2 of \_\_\_\_\_ PAGES

DATE OF DISCLOSURE

ADDRESS: 112 Narvaez Bay Road

Saturna Island

|   |    |    |    |    |
|---|----|----|----|----|
| <b>3. BUILDING (continued)</b>  |    |    |    |    |
| N. Are you aware of any problems with the electrical or gas system?   |    |    |    | BA |
| O. Are you aware of any problems with the plumbing system?  |    |    |    | BA |
| P. Are you aware of any problems with the swimming pool and/or hot tub?   |    |    |    | BA |
| Q. Does the Building contain unauthorized accomodation?   |    | BA |    |    |
| R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?   |    | BA |    |    |
| S. Was this Building constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.) | BA |    |    |    |
| T. Is this Building covered by home warranty insurance under the Homeowner Protection Act?  |    | BA |    |    |
| U. Is there a current "EnerGuide for Houses" rating number available for these premises?<br>i) If yes, what is the rating number? _____<br>ii) When was the energy assessment report prepared? _____  |    |    | BA |    |
| <b>4. GENERAL</b>   |    |    |    |    |
| A. Are you aware if the Building has been used as a marijuana grow operation or to manufacture illegal drugs?   |    | BA |    |    |
| B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Building?  |    | BA |    |    |

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

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