



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:



Address: 122 East Point Road, Saturna Island

This is a very private property that is a short walk to the ferry and amenities and is on the community water system. It is a lovely sun-filled open acreage ringed by trees and has approximately 1 acre that is fully fenced and cultivated with a grass lawn, flowers, shrubs, mature fruit trees, and a fruit and vegetable garden. The house has an idyllic framed view of Boot Cove which could be maximized by a future new two storey dwelling. Public beach access for kayak or canoe launching or accessing a boat moored in the cove is only a short walk away. The property has hobby farm potential with two outbuildings.

The Details:

The Property:

This 2.72 acre property is level with fruit and nut trees and one acre is fenced. A picture frame view of Boot Cove and a glorious view of the mountain to the left of the property.

The Home:

This is a two bedroom one bathroom is approximately 1,140sq. ft. Large Country home style kitchen and Living room. Enjoy the all day sun from the sunroom which faces south.

The Guest Cottage:

A little 16X14 log cabin is tucked away for your guests to enjoy

Location: *Close to the Ferry, the General Store, the recycle center and the Rec center.*

Water Supply: *is a serviced by the Lyall Harbour, Boot Cove Community water system. The annual fee is approximately \$325.000*

Septic: *Original installation.*

Direction: *South facing.*



Susanne Middleditch : Toll Free 1-800 291-6601 (313) Local (250) 539-2985 Fax (250) 539-2984

PROPERTY STATISTICS

MLS: V894683
Lot: 10
Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island

Lot Size: 2.72 acre



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 Guest Cottage



The House and Cottage

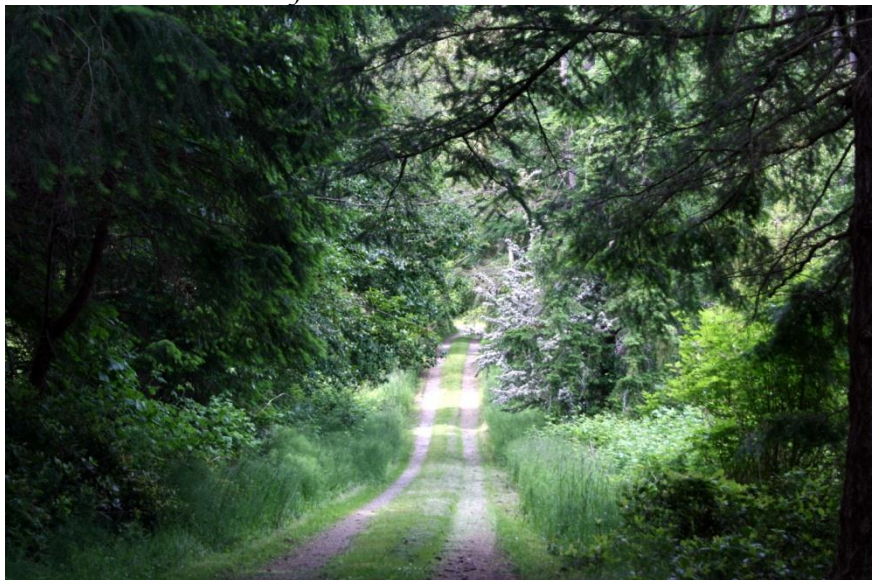




Fruit and Hazel Nut Trees and Garden Area



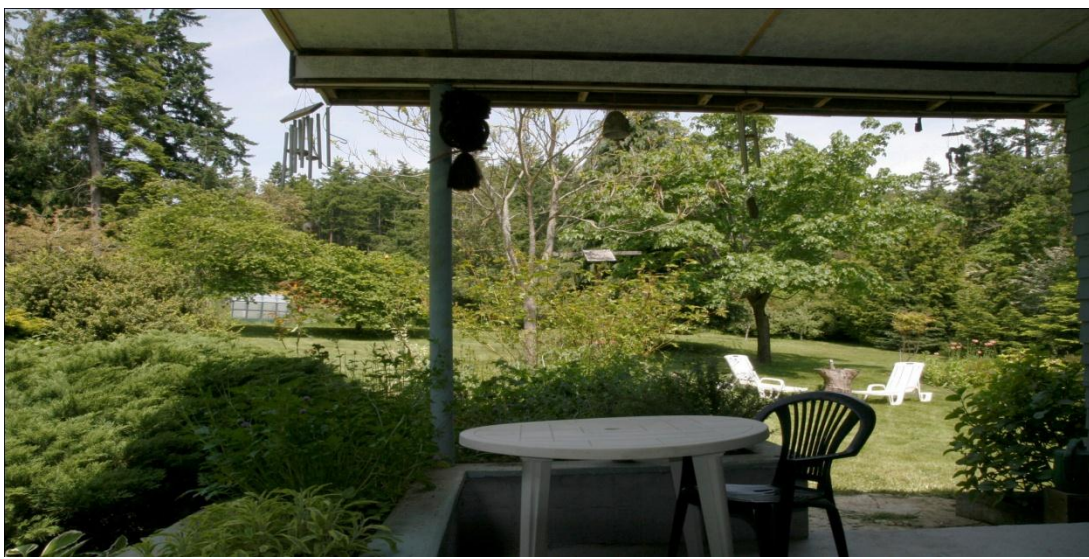
The Driveway



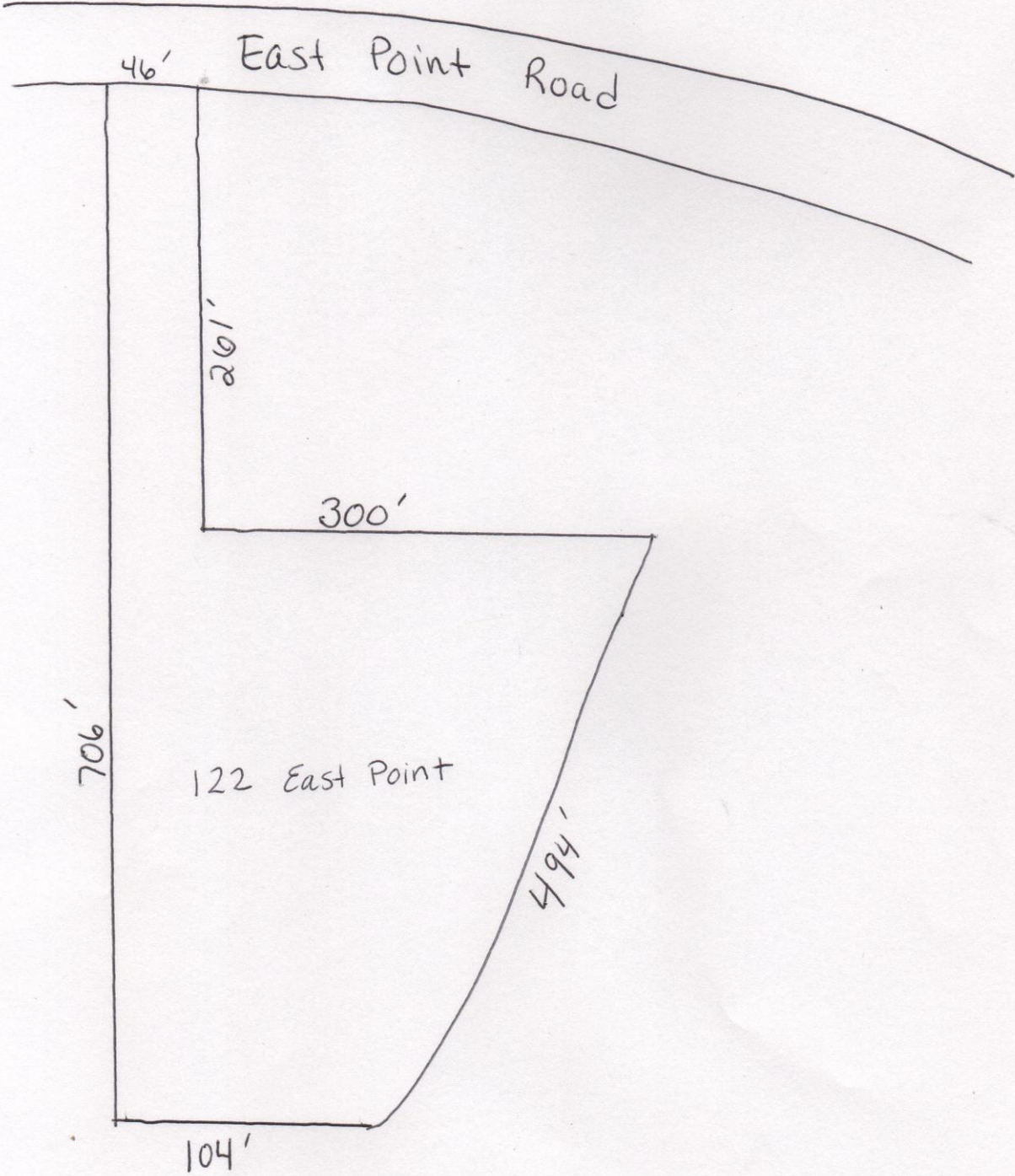
The Garden and Greenhouse



Inside the House



Plot Plan for 122 East Point Road



**PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL**



Date of disclosure: June 13, 2011

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 122 East Point Road,
Saturna Island

V0N2Y0

(the "Premises")

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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?	<input checked="" type="checkbox"/>			
D. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		<input checked="" type="checkbox"/>		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <u>Well in Meadow</u>				
B. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
C. Are records available regarding the quantity and quality of the water available?				<input checked="" type="checkbox"/>
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
E. Are you aware of any problems with the sanitary sewer system?	<input checked="" type="checkbox"/>			
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<input checked="" type="checkbox"/>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?			<input checked="" type="checkbox"/>	
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<input checked="" type="checkbox"/>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		<input checked="" type="checkbox"/>		
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<input checked="" type="checkbox"/>			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?	<input checked="" type="checkbox"/>			
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/>		

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 122 East Point Road,

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V0N2Y0

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>16.5</u> years)		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?			<input checked="" type="checkbox"/>	<i>[Handwritten mark]</i>
Q. Do the Premises contain unauthorized accommodation?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. 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, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		<i>[Handwritten mark]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

[Handwritten signature]

INITIALS

June 13, 2011

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 122 East Point Road,

Saturna Island

V0N2Y0

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

2 E: Septic works O.K. but old - wooden
box tank. Shower + bath sink go into
a grey water gravel pit.
3 F: Spring Ants get into the kitchen and
die.

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 property disclosure statement and agrees that a copy may be given to a prospective buyer.

