



*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: 130 Cliffside Road, Saturna Island*

*An Incredibly Beautiful Oceanfront View!!*

*Listed at \$537,000*

## The Details:

### The Property:

*This 1.91 acre is mostly level with a gentle slope towards the water's edge. The lot has a lovely mix of fir, cedar and arbutus trees giving a very private and secluded feeling and yet is open to an expansive view of the San Juan Islands and the Olympic Mountains.*

Location: *Close to the Lighthouse, shell beach and Fiddler Cove.*

Water Supply: *This is rainwater catchment system. There is a total of 18,000 gallons of available water supply for the property through cisterns. Adequate water is a strong feature for this property as Cliffside is in an area on the island where water supply is a challenge.*

Septic: *Installed in the 70's*

Direction: *South facing.*

### Buildings:

*There are three buildings on the property:*

*Cabin #1 (the main residence): is approximately 700 sq ft. Built in the 70's, it is not to code and is in need of considerable repair. There is a tarp on the roof protecting the living room from water leakage and the front entry deck needs replacing. Cabin #2: (in front of the garden and close to the ocean) is approximately 400 sq ft. is completed to "lock-up". There is power, a water cistern and a septic tank but no field. The third building is the garage.*



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



*The Garage*



*Back of Cabin # 2*



*Front of Cabin # 2*



PROPERTY STATISTICS

MLS:

Lot: B (15 and 16)  
Legal: Portion Saturna  
District: Gulf Islands  
Jurisdiction: Saturna Island

Taxes: \$2,570.52 (2010)

Driveway: Gravel  
Parking: 3 spaces or more  
Water: Water Collection System  
Waste: Septic  
Lot Size: 1.91 acres

*Entrance to Cabin # 1*



*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.*

*Water Storage Building*



*Fiddler Cove Beach*



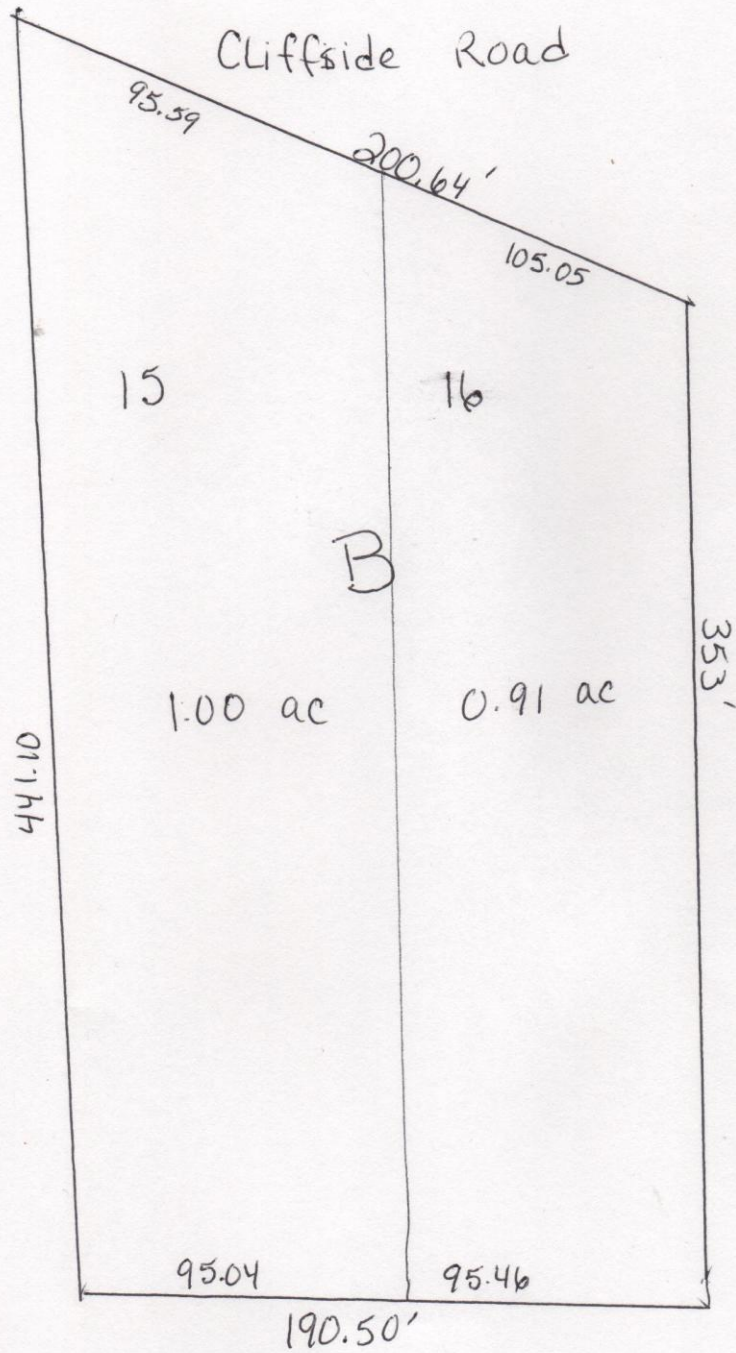
*Garden Area and Small Greenhouse*



*What a View!*



Plot Plan for 130 Cliffside Road



Waterfront





