



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:



This is a rare find! This 2 bedroom home has a separate entrance to a fully self contained in-law suite. A lovely treed easy care property close to all the amenities and an easy walk to the ferry or the general store!

Listed at \$335,000

The Details:

The Property: This 0.41 acre An easy care level property with a mix of cedar and fir trees.

Location: This property is right between the lower store, the community hall, the ferry, the church, the upper general store, the post office, the recreation center, the medical clinic and the fire hall.

Water Supply: Supply from the Lyall Harbour and Bootcove community water system

Septic: yes

Direction: South facing.

Building: Built in 2005 two floors with the lower floor a self contained in-law suite with its own entrance.



The Living Room



The Kitchen towards the study



The Kitchen and Entrance Area





PROPERTY STATISTICS

Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island

Upstairs Level:

Bedroom: 2
Bathroom: 1
Kitchen: 1
Living/Dining Area 1

Downstairs level

Living Kitchen area: 1
Bathroom: 1

Approximate Total Area: 1,450 sq feet

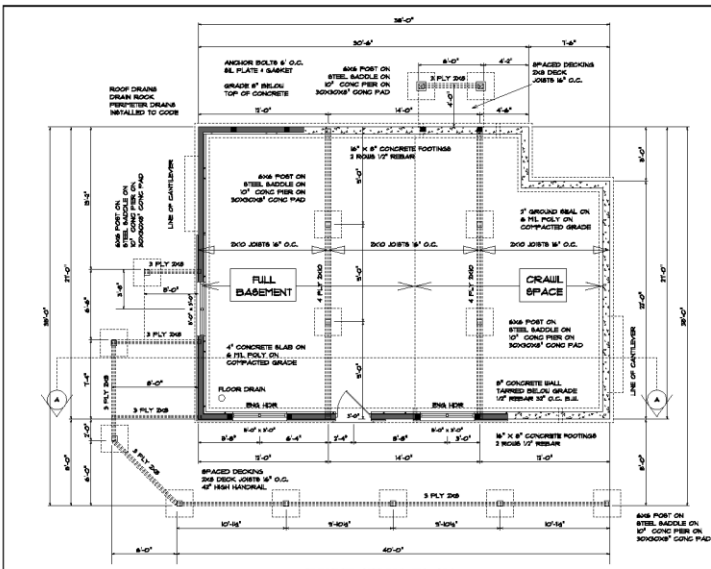
Exterior Finish: Wood
Roof: metal
Driveway: lane
Parking: 2 or more spaces
Water: Water is supplied by community water system
Waste: Septic Installed

Lot Size: 0.41 acre

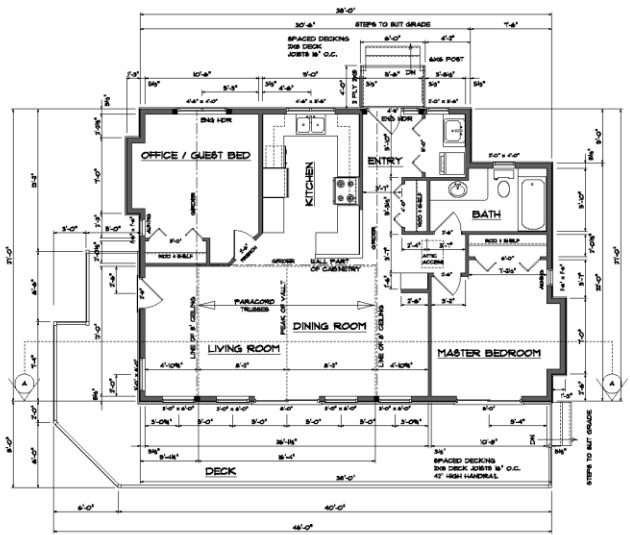
Taxes: Approximately \$1834.00 per year



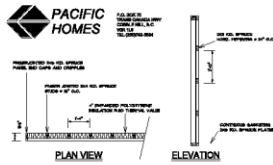
Above information is from sources believed to be reliable, but should not be relied upon without verification. Gulfport Realty assumes no responsibility for its accuracy. All measurements are approximate.



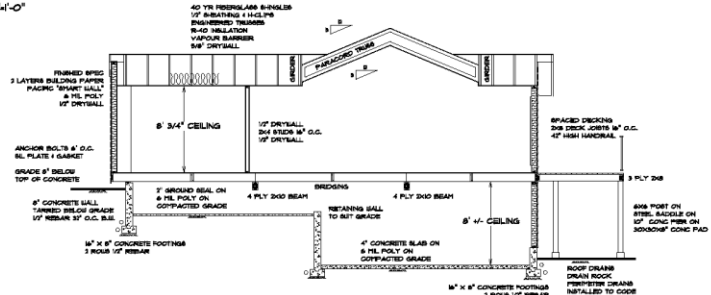
FOUNDATION PLAN
SCALE 1/4\"/>



MAIN FLOOR PLAN SCALE 1/4\"/>



PACIFIC "SMART WALL" SPECIFICATIONS



CROSS SECTION A-A
SCALE 1/4\"/>

ADDENDUM FOR PAUL WHITE RESIDENCE

NOTE:
ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES AND LOCAL BYLAW WRITTEN ORDINANCE TAKE PRECEDENCE OVER SCALED DRAWINGS UNLESS THE REVISIONS ALL DIMENSIONS, DIMENSIONS AND PROPORTIONS SHOWN ON THESE DRAWINGS HAVE BEEN EXAMINED FOR ACCURACY BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CONTRACTOR'S MEASUREMENTS OR FOR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CONTRACTOR'S MEASUREMENTS OR FOR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CONTRACTOR'S MEASUREMENTS OR FOR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR.

PACIFIC HOMES
P.O. BOX 10
2500 GARDEN WAY
CORVALLIS, OREGON 97331
TEL: 503-754-8884

PAUL WHITE RESIDENCE

SATURNIA ISLAND B.C.

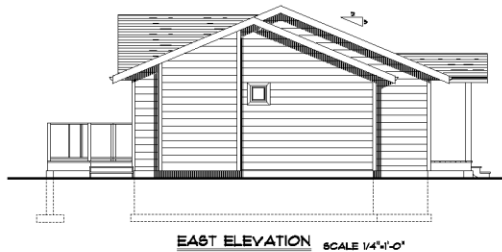
MAIN FLOOR PLAN

DATE: JUNE 2009
SCALE: AS SHOWN

1 / 2



SOUTH ELEVATION SCALE 1/4\"/>



EAST ELEVATION SCALE 1/4\"/>



NORTH ELEVATION SCALE 1/4\"/>



WEST ELEVATION SCALE 1/4\"/>

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PAUL WHITE RESIDENCE

SATURNIA ISLAND B.C.

ELEVATIONS

DATE: JUNE 2009
SCALE: AS SHOWN

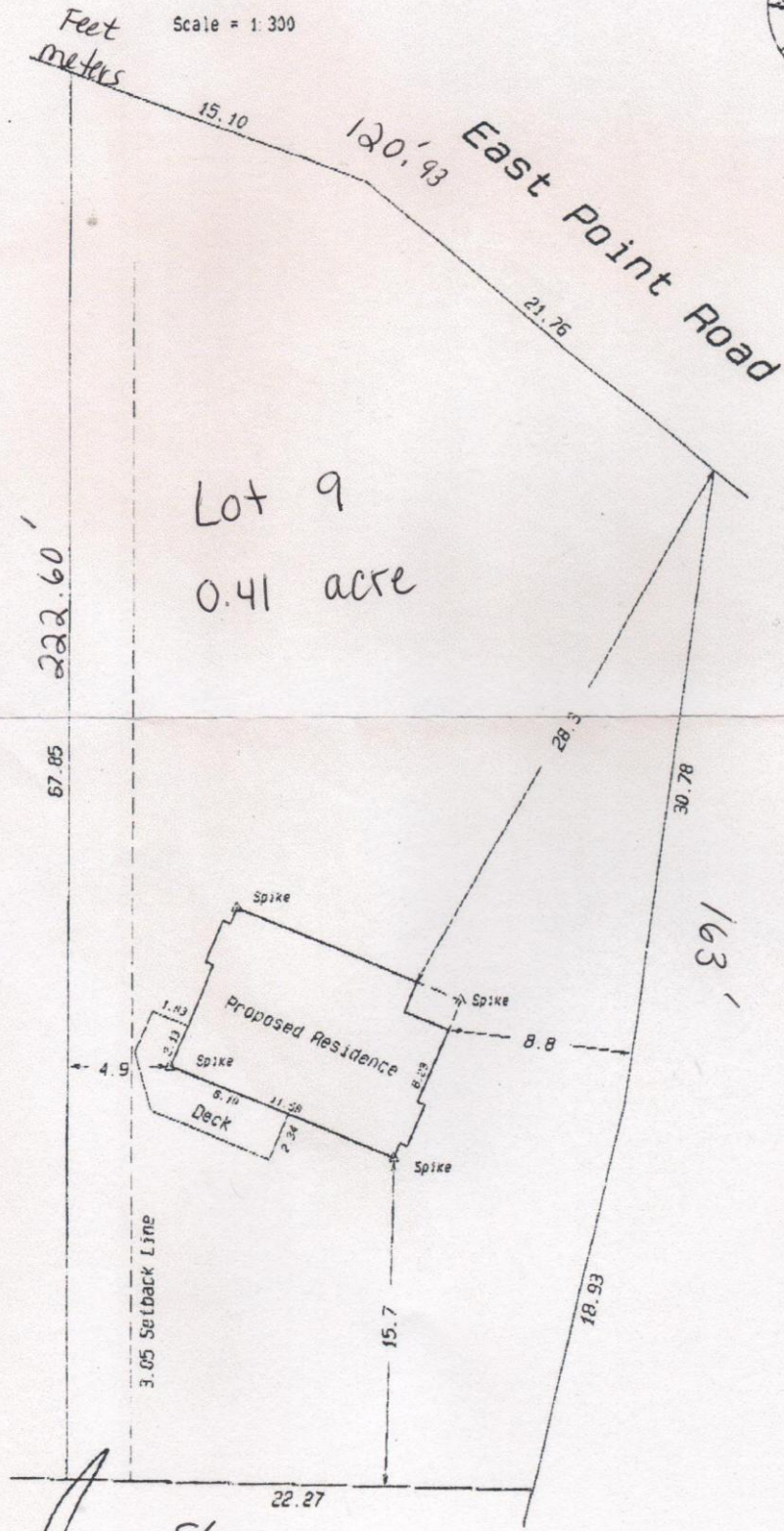
2 / 2

Site Plan Showing:

Lot 9, Section 18, Saturna Island,
Cowichan District, Plan 20237.

Distances shown are in metres.

Scale = 1:300



Lot 9
0.41 acre

Feet
meters

67.85
222.60'

3.05 Setback Line

22.27

120.93

East Point Road

Proposed Residence
Deck
Spike

18.93

30.78

163'

28.3

21.76

15.10

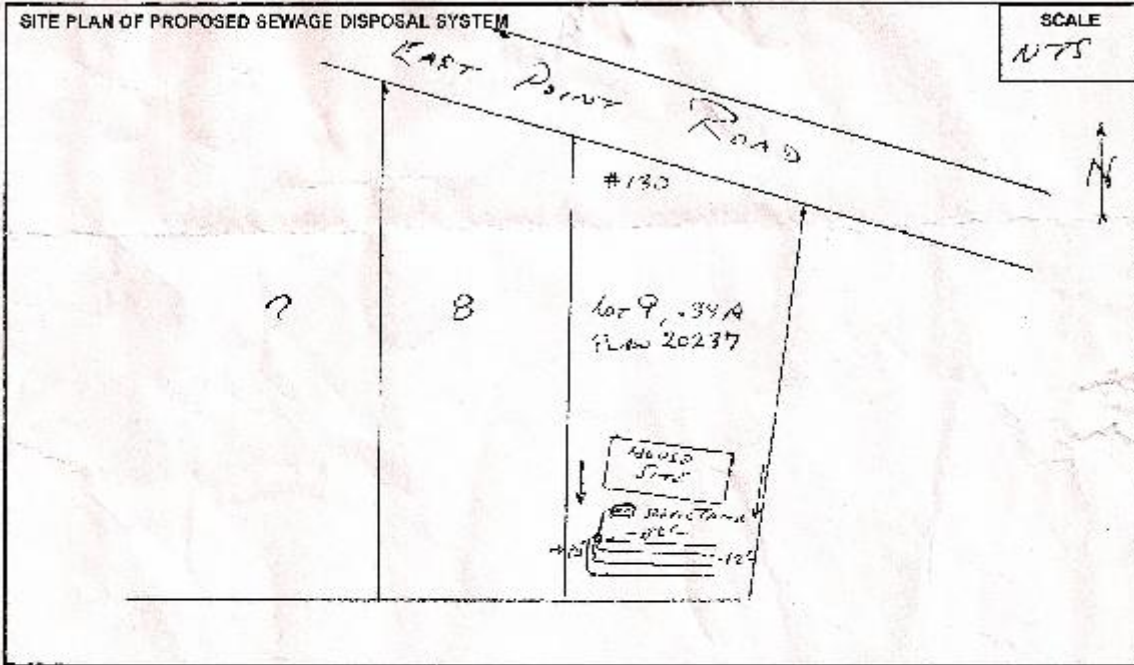
73'

NOTICE

This Notice must be posted in a conspicuous place on the parcel for which the permit is issued not more than three (3) days after the date the permit is issued and must remain posted for thirty (30) consecutive days from the date the permit is issued.

Persons who consider themselves aggrieved by a decision made under the Sewage Disposal Regulation are eligible to file an appeal under section 6 (3)(a) of the Health Act.

A Notice of appeal must be delivered by hand, facsimile, or registered mail to the Chair of the Environmental Appeal Board, Parliament Buildings, Victoria, B.C. V8V 1X4 within thirty (30) days of the issuance of the permit. Please contact your local Health Unit or the E.A.B. at 307-3454 for information on appeal procedures.



<p>PERMIT TO CONSTRUCT</p> <p>CONDITIONS</p>	<p>PURPOSE TO DATA SATISFACTION: THE ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SEWAGE DISPOSAL REGULATIONS AND THE SEWAGE DISPOSAL REGULATIONS. THE SYSTEM SHALL BE DESIGNED TO TREAT AND DISPOSE OF SEWAGE FROM THE PROPOSED DEVELOPMENT. THE SYSTEM SHALL BE DESIGNED TO TREAT AND DISPOSE OF SEWAGE FROM THE PROPOSED DEVELOPMENT. THE SYSTEM SHALL BE DESIGNED TO TREAT AND DISPOSE OF SEWAGE FROM THE PROPOSED DEVELOPMENT.</p>
<p>APPLICATION REJECTED</p> <p>REASONS</p>	<p>ALTERNATE METHOD: SHALLOW TRENCHES SHALL BE USED INSTEAD OF DEEP TRENCHES. FILTER CLOTH REQUIRED. FILTER SCREENS REQUIRED. FOLLOW THE CONTOURS OF THE SLOPE WITH THE TRENCHES. FINAL SYSTEM LEVELS REQUIRED.</p>
<p>FROM THE INFORMATION PROVIDED AS TO THE SEWAGE DISPOSAL SYSTEM, THE AUTHORITY IS NOT SURE THAT THE PROPOSED SYSTEM WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SEWAGE DISPOSAL REGULATIONS. THE AUTHORITY IS NOT SURE THAT THE PROPOSED SYSTEM WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SEWAGE DISPOSAL REGULATIONS. THE AUTHORITY IS NOT SURE THAT THE PROPOSED SYSTEM WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SEWAGE DISPOSAL REGULATIONS.</p>	





