



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.

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

GULFPORT REALTY PRESENTS:



Address: 130 Sunset Drive, Saturna Island

The Perfect summer retreat! This cosy cottage overlooks and is steps from Lyall Harbour Beach. Close to the tennis court, school and Saturna Island Community Waterfall Park. The property is well cared for, open and sunny. Enjoy your easy summer days on the huge front deck.

Listed at \$255,000

The Details:

The Property:

This 0.26 acre easy care and open

Location: *is right beside Lyall Harbour Public Beach access, steps to tennis court and school, close to General Store and the Community Park Waterfall.*

Water Supply: *Saturna Community Water System*

Septic: *Installed*

Direction: *South West facing.*

Buildings:

Built in the 1960's this 2 bedroom 865 square foot rancher has all you need for a summer retreat! There is a little sleeping cottage for your guest to enjoy



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

The Kitchen



Dining and Living Area



Living Area



Bedroom





The Guest Cabin



The Large Deck Looking towards Lyall Harbour



Sailing in Lyall Harbour



PROPERTY STATISTICS

MLS:

Lot:

Legal: Portion Saturna

District: Gulf Islands

Jurisdiction: Saturna Island

Year Built: 1960's

Bedrooms: 2

Bathrooms: 1

Kitchen: 1

Living/Dining Area 1

Fireplace: 1

Heat Source: Electric baseboard

Approximate Total Area (Sq. Ft.): 865

Exterior Finish: Wood

Roof: Shingle

Driveway: Gravel

Parking: 2 or more spaces

Water: Lyall Harbour and Boot Cove Water System

Waste: Septic

Lot Size: 0.26 acre

Taxes: \$1581.02 (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.



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: March 1st, 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 #: 130 Sunset Drive
Saturna Island V0N 2Y0 (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. | | | |
|--|-----|--|--------------|----------------|--|
| 1. LAND | YES | NO | DO NOT KNOW | DOES NOT APPLY | |
| A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way? | | ✓ | | | |
| B. Are you aware of any past or present underground oil storage tank(s) on the Premises? | | ✓ | | | |
| C. Is there a survey certificate available? | | | ✓ | | |
| D. Are you aware of any current or pending local improvement levies/charges? | | ✓ | | | |
| E. Have you received any other notice or claim affecting the Premises from any person or public body? | | ✓ | | | |
| 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 _____ | | | | | |
| B. Are you aware of any problems with the water system? | | ✓ | | | |
| C. Are records available regarding the quantity and quality of the water available? | | | ✓ | | |
| 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? | ✓ | ✓ | | | |
| F. Are there any current service contracts; (i.e., septic removal or maintenance)? | ✓ | | | | |
| G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? | | ✓ | | | |
| 3. BUILDING | | | | | |
| A. To the best of your knowledge, are the exterior walls insulated? | ✓ | | | | |
| B. To the best of your knowledge, is the ceiling insulated? | ✓ | | | | |
| C. To the best of your knowledge, have the Premises ever contained any asbestos products? | | ✓ | | | |
| D. Has a final building inspection been approved or a final occupancy permit been obtained? | | | ✓ | | |
| E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities? | | | ✓ | | |
| F. Are you aware of any infestation or unrepaired damage by insects or rodents? | | ✓ | | | |
| G. Are you aware of any structural problems with any of the buildings? | | ✓ | | | |
| H. Are you aware of any additions or alterations made in the last sixty days? | | ✓ | | | |
| I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.? | | ✓ | | | |

x ja

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 130 Sunset Drive

Saturna Island

VON 2Y0

| 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? | ✓ | ✓ | | |
| K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space? | | ✓ | | |
| L. Are you aware of any damage due to wind, fire or water? | | ✓ | | |
| M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>Two</u> years) <u>2009</u> | | ✓ | | |
| N. Are you aware of any problems with the electrical or gas system? | | ✓ | | |
| O. Are you aware of any problems with the plumbing system? | | ✓ | | |
| P. Are you aware of any problems with the swimming pool and/or hot tub? | | | | ✓ |
| Q. Do the Premises contain unauthorized accommodation? | | ✓ | | |
| R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc? | | ✓ | | |
| 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.) | | ✓ | | |
| T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? | ✓ | | | |
| 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? _____ | | ✓ | | |
| 4. GENERAL | | | | |
| A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs? | | ✓ | | |
| 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? | | ✓ | | |

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

X

| | | | |
|----|--|--|--|
| JA | | | |
|----|--|--|--|

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 130 Sunset Drive Saturna Island VON 2Y0

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

2) F. Septic removal service is scheduled to be done
Dining Room electric panel needs replacing

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



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 brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

