

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.



GULFPORT REALTY PRESENTS:



140 Winter Cove Road

Amazing south facing medium low-bank Ocean Front property with views of Lyall Harbour, the ferry dock and Mt Fisher. This 1.55-acre lot has a couple of perfect building sites. This is a private lot that is forested with a lovely mix of fir, cedar and majestic arbutus trees creating a serene ambience. The well is near the western boundary and the hydro service is at the lot line and there is a driveway accessed through a legal easement directing you to this lovely piece of paradise!

Listed at \$335,000

The Details:

<u>The Property</u>: This 1.55 acre lot is absolutely beautiful. It is a rugged property with a mix of fir and some of the most amazing arbutus trees.

<u>Location:</u> On the Winter Cove Cul de sac over looking Lyall Harbour and the ferry. Property comes with a membership to the Winter Cove Yacht Club and a fee of \$100.00 per year.

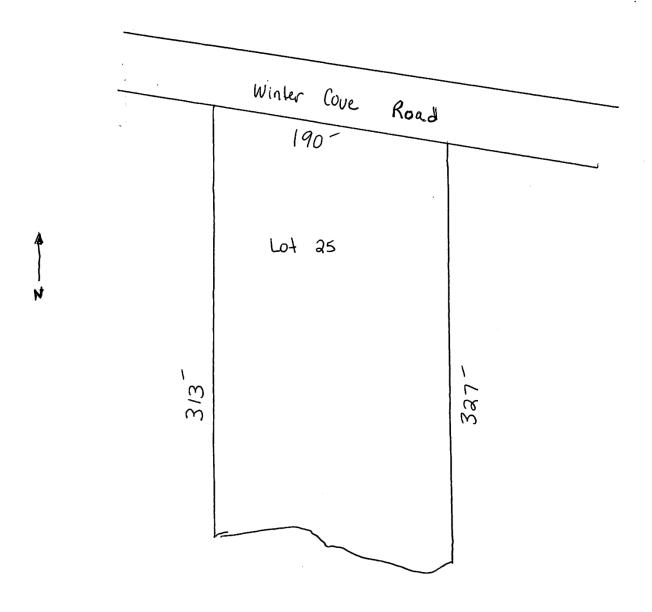
Water Supply: Deep Well, 318 feet, yielding 5 US gallons

Septic: No Septic

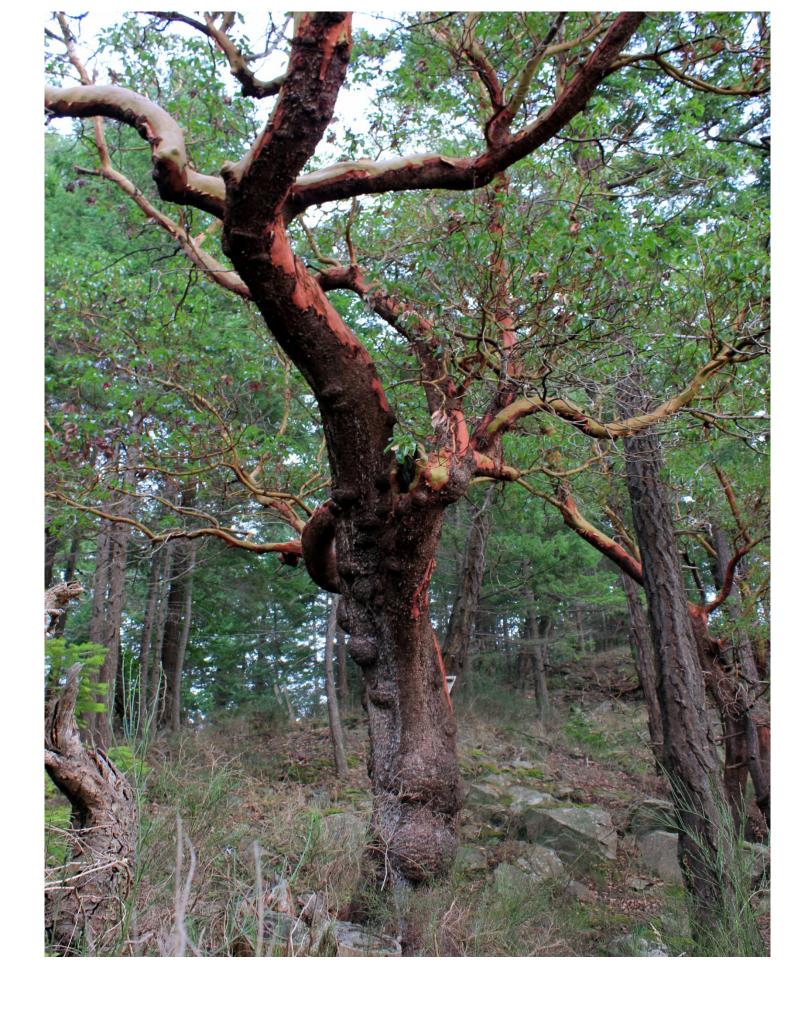
<u>Direction:</u> South facing towards the ferry dock



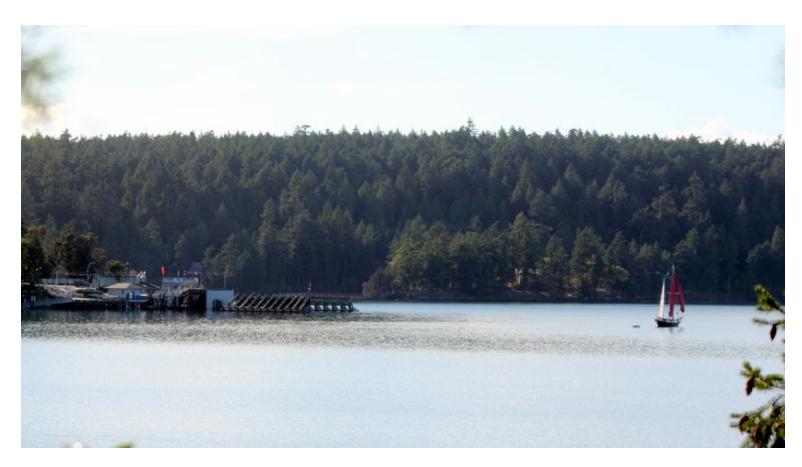
Plot Plan for 140 Winter Cove Road



Note* all measurements are approximate.







PROPERTY STATISTICS

Legal: Lot 25, Land District 16, Section 18, Portion Saturna

District: Gulf Islands

Jurisdiction: Saturna Island

Driveway: Lane with an easement to the property

Parking: 2 or more spaces

Lot Size: 1.55

Taxes: Approximately \$1503.88









INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

LAND ONLY

This form is intended to be used for vacant land.

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

'The attached Proper	rty Disclosure	Statement dated
21 JAN	yr. 2013	is incorporated into
and forms part of this	contract."	

ANSWERS MUST BE COMPLETE AND ACCURATE:

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the property disclosure statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

- 1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the property.
- The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
- 3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the property disclosure statement in the seller's own writing to avoid any misunderstanding.
- 4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



PROPERTY DISCLOSURE STATEMENT LAND ONLY

Saturna Island

BC

V0N2Y0

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(the "Land")

Date of disclosure: January 21st, 2013

ADDRESS: 140 Winter Cove Road SW

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

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?		p	><	><
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		M	><	><
C. Is there a survey certificate available?			w	$>\!<$
D. Are you aware of any current or pending local improvement levies/charges?		Au	><	
Have you received any other notice or claim affecting the Land from any person or public body?		-		
F. Is the Land managed forest lands?			m	
G. Is the Land in the Agricultural Land Reserve?			m	
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		V		>
Are you aware of any fill materials anywhere on the Land?		h	><	><
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		pur	>	>
K. Are you aware of any uncapped or unclosed water wells on the Land?		W	><	><
L. Are you aware of any water licences affecting the Land?		N	><	><
M. Has the Land been logged in the last five years?		W		><
(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 etc.			W	>
2. SERVICES				
A. Indicate the water system(s) the Land uses: Municipal □ Community □ Private □ Well Not Connected Nother_				
B. Are you aware of any problems with the water system?		W	><	
C. Are records available regarding the quantity and quality of the water available?			W	
D. Indicate the sanitary sewer system the Land is connected to: Municipal □ Community □ Septic □ Lagoon □ Not Connected Other				
E. Are you aware of any problems with the sanitary sewer system?		pho		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		W		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				W

INITIALS

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seller acknowledges receipt of a copy of this disclosure stateme	ent and agrees that a copy may be given to a prospective buyer.
X PLEASE READ THE INFORMATION OF	ATION PAGE BEFORE SIGNING. SELLER(S)
	derstood a signed copy of this property disclosure statement from theyr The prudent buyer will use this 's own inquiries.
The buyer is urged to carefully inspect the Land and, if d service of the buyer's choice.	esired, to have the Land inspected by a licensed inspection
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 Land.

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^{*}PREC represents Personal Real Estate Corporation



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.



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

Website: www.SaturnaRealestate.com *** Email: susanne@saturnacan.net