



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:



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:

The Property: 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.

Location: 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.

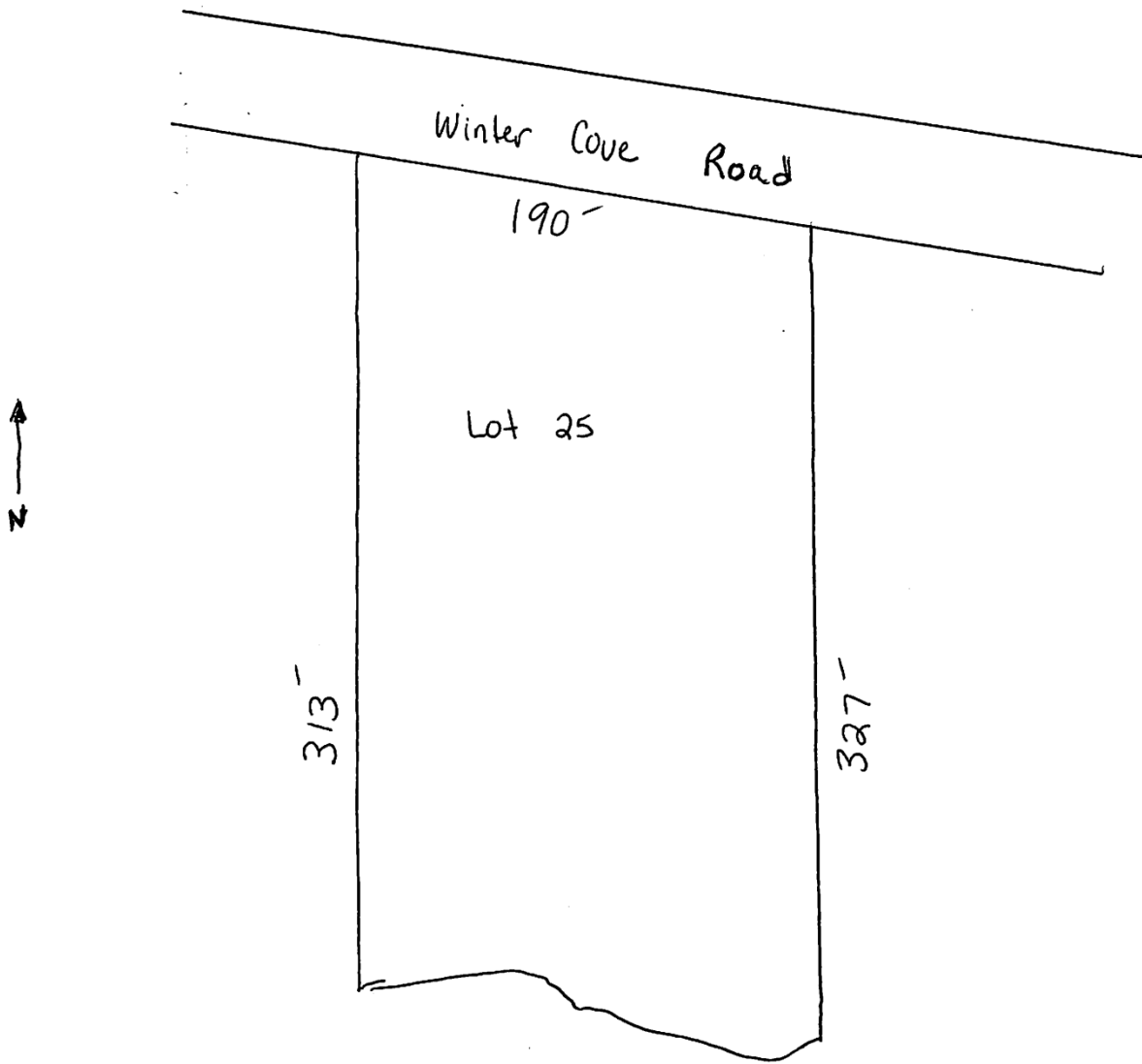
Water Supply: Deep Well, 318 feet, yielding 5 US gallons

Septic: No Septic

Direction: South facing towards the ferry dock



Plot Plan for 140 Winter Cove Road



Note* all measurements are approximate.





PROPERTY STATISTICS

<i>Legal:</i>	<i>Lot 25, Land District 16, Section 18, Portion Saturna</i>
<i>District:</i>	<i>Gulf Islands</i>
<i>Jurisdiction:</i>	<i>Saturna Island</i>
<i>Driveway:</i>	<i>Lane with an easement to the property</i>
<i>Parking:</i>	<i>2 or more spaces</i>
<i>Lot Size:</i>	<i>1.55</i>
<i>Taxes:</i>	<i>Approximately \$1503.88</i>



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 Property 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.
2. 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.

