



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.





191 East Point Road, Saturna Island. B.C.

Listed Price **\$200,000**

Description:

0.37 acres *Legal Description:* Lot 15, Plan VTP8592, Section 16, Cowichan District 16.

Property Taxes, 2013: \$1546.26

PID 000-074-861

The Property: *Very private, flat easy access and yet only a short walk to the store, the Recreation Center, the ferry and amenities. Over looking Lyall Harbour.*

Location: *Close to the Saturna General Store, the Recreation Center, the Recycle Center and Free Store.*

Water Supply: *Is supplied by the Lyall Harbour/Bootcove community water system. Annual fee approximately \$320.00.*

Septic System: *Installed with cottage.*

Direction: *North facing.*

Building:

Approximately 1,100 sq ft west coast style cottage that features an open plan, large windows and over 350 sq ft of decks to showcase a thick forest of fir, maple and arbutus trees. Situated on a level property that is tucked away yet a short stroll to the cafe, the store, the rec center and to the Lyall Harbour public beach.



PROPERTY STATISTICS

MLS: V1059239
Lot: 15
Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island
Year Built In the mid 1960's

Bedrooms: 3
Bathrooms: 1
Kitchen: 1
Living Rooms: 1
Dining Area: 1

Fireplace wood: 1
Heat Source: Electric baseboard

Approximate Total Finished Area (sq. ft.): 1,100

Exterior Finish: Wood
Roof: Metal, replaced in 1997
Driveway: Gravel
Parking: 3 spaces or more



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





Regional Community Atlas
 Capital Regional District
 grs@crd.bc.ca
 http://www.crd.bc.ca



191 East Point Road

Important
 This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. Loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Printed 5:41, Aug 27, 2011



Date of disclosure: April 17th 2014

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 191 East Point Road
Saturna Island BC 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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		JDP	 	
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JDP	 	
C. Is there a survey certificate available?		JDP	 	
D. Are you aware of any current or pending local improvement levies/charges?		JDP	 	
E. Have you received any other notice or claim affecting the Premises from any person or public body?		JDP	 	
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input 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?		JDP	 	JDP
C. Are records available regarding the quantity and quality of the water available?				JDP
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?		JDP	 	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		JDP	 	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			 	JDP
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?			JDP	
B. To the best of your knowledge, is the ceiling insulated?	JDP			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		JDP		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				JDP
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				JDP
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		JDP	 	
G. Are you aware of any structural problems with any of the buildings?		JDP	 	
H. Are you aware of any additions or alterations made in the last sixty days?		JDP	 	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		JDP	 	



INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 191 East Point Road

Saturna Island BC V0N 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?		JDP	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		JDP	X	X
L. Are you aware of any damage due to wind, fire or water?		JDP	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>17</u> years)		JDP	X	X
N. Are you aware of any problems with the electrical or gas system?		JDP	X	X
O. Are you aware of any problems with the plumbing system?		JDP	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?			X	JDP
Q. Do the Premises contain unauthorized accommodation?		JDP	X	X
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		JDP	X	X
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.)		JDP	X	X
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		JDP	X	X
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? _____		JDP	X	X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		JDP	X	X
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?		JDP	X	X
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		JDP	X	X

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



INITIALS

April 17th 2014
DATE OF DISCLOSURE

PAGE 3 of _____ PAGES

ADDRESS/BARE-LAND STRATA LOT #: 191 East Point Road

Saturna Island BC V0N 2Y0

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

v

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)

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)

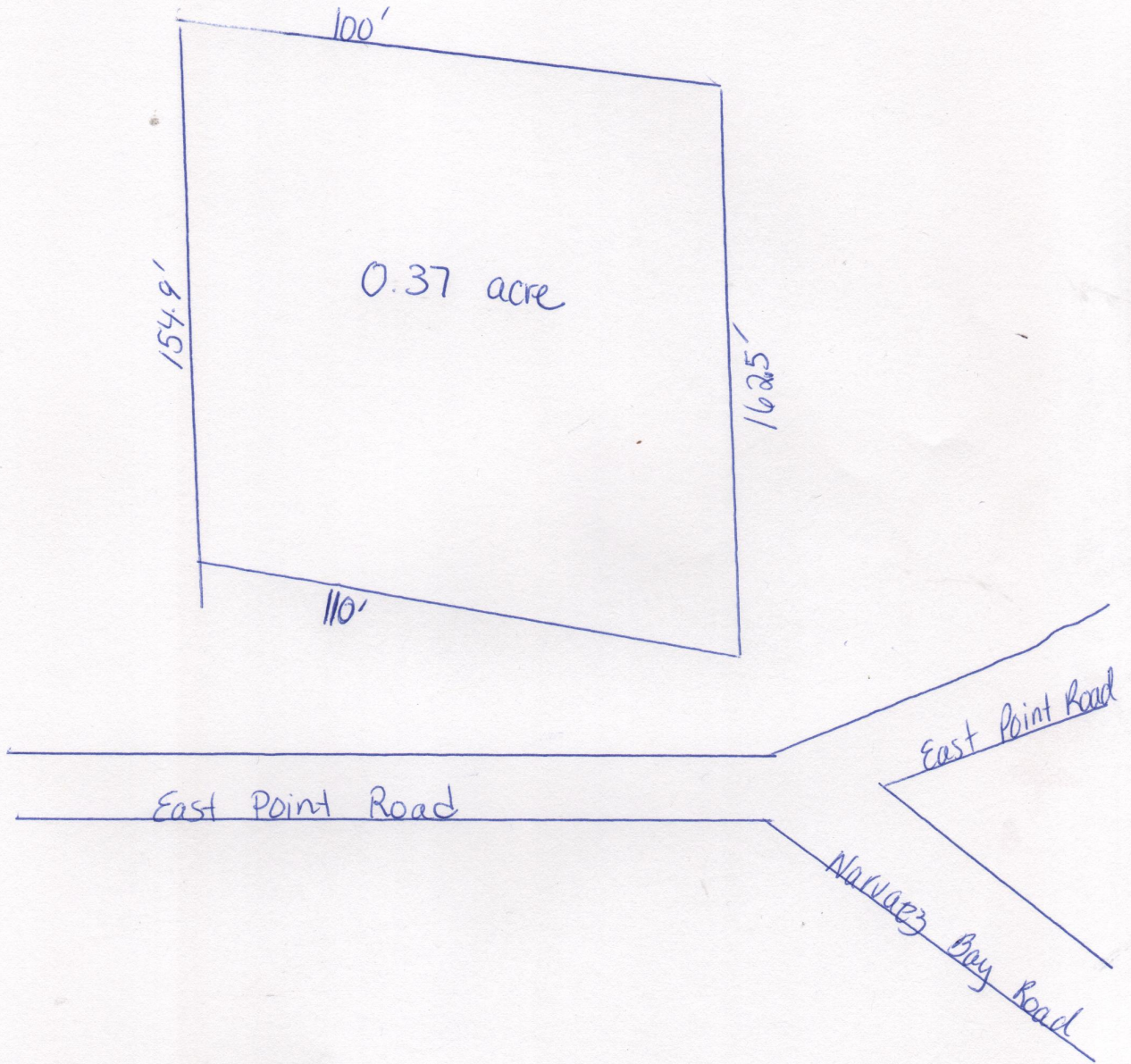
BUYER(S)

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.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Plot Plan for 191 East Point Road



Note* all measurements are approximate.

