



*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.*

*I am so delighted to present to you this West Coast design home, located on a hill top acreage with mountain, tree and ocean views.*

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



## *GULFPORT PRESENTS:*



*Address: 260 East Point Road, Saturna Island*

*Offered at \$499,500*

*A Saturna Splendour! This delightful 3 bedroom 1,750 sqft custom built West Coast style home is situated on a bright and private west facing acreage. The living space is an open concept design with floor to ceiling windows to take advantage of the picturesque setting of mountain, tree and ocean views. This perfect island get away offers fabulous evening sunsets on a large deck (1000 sqft), and a fenced in yard area with a cute storage shed.*

## The Details:

### The Property:

*This 2.079 acre property is set high up above the trees*

Location: *on a picturesque setting of mountain and ocean views. Minutes to Wintercove Park to explore the ocean wildlife or take a stroll around the park.*

Water Supply: *Drilled well producing 5 gpm. Documentation provided*

Septic: *Installed*

Direction: *West facing.*

### Buildings:

*The Viceroy house is West Coast design and showcases an expansive view to the west. The basement is not finished but is insulated and heated and ready for your ideas. There are 2 bedrooms and den or a third bedroom with flooring from reclaimed old growth fir and the living and dining area is open with high ceilings to give a bright and airy feeling. Temporary permit provided and the Final building permit is in progress.*

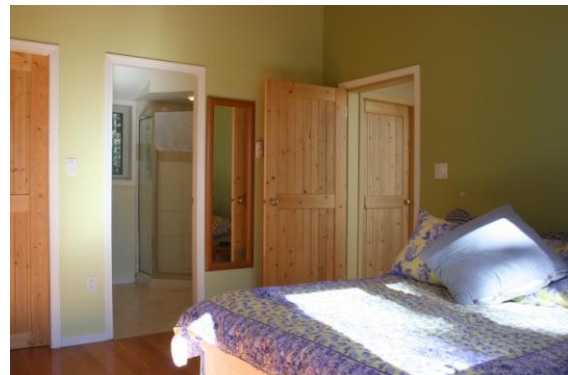
The Shed *12 x 10 and makes for a great storage spot!*



*The Kitchen*



*Open Concept Dining and Living Area*



*The Shed*



*Facing west, enjoy the evening sunsets*



*The Out Doors*



## PROPERTY STATISTICS

*MLS:* V840594  
*Lot:* 1  
*Legal:* Portion Saturna  
*District:* Gulf Islands  
*Jurisdiction:* Saturna Island  
*Year Built:* 2001

*Bedrooms:* 3  
*Bathrooms:* 2  
*Kitchen:* 1  
*Living/Dining Area:* 1

*Fireplace:*  
*Heat Source:* Electric baseboard

*Approximate Total Area (Sq. Ft.):* 1,750  
*Upstairs loft:* 200  
*Basement (unfinished):* 300  
*Main area:* 1,250

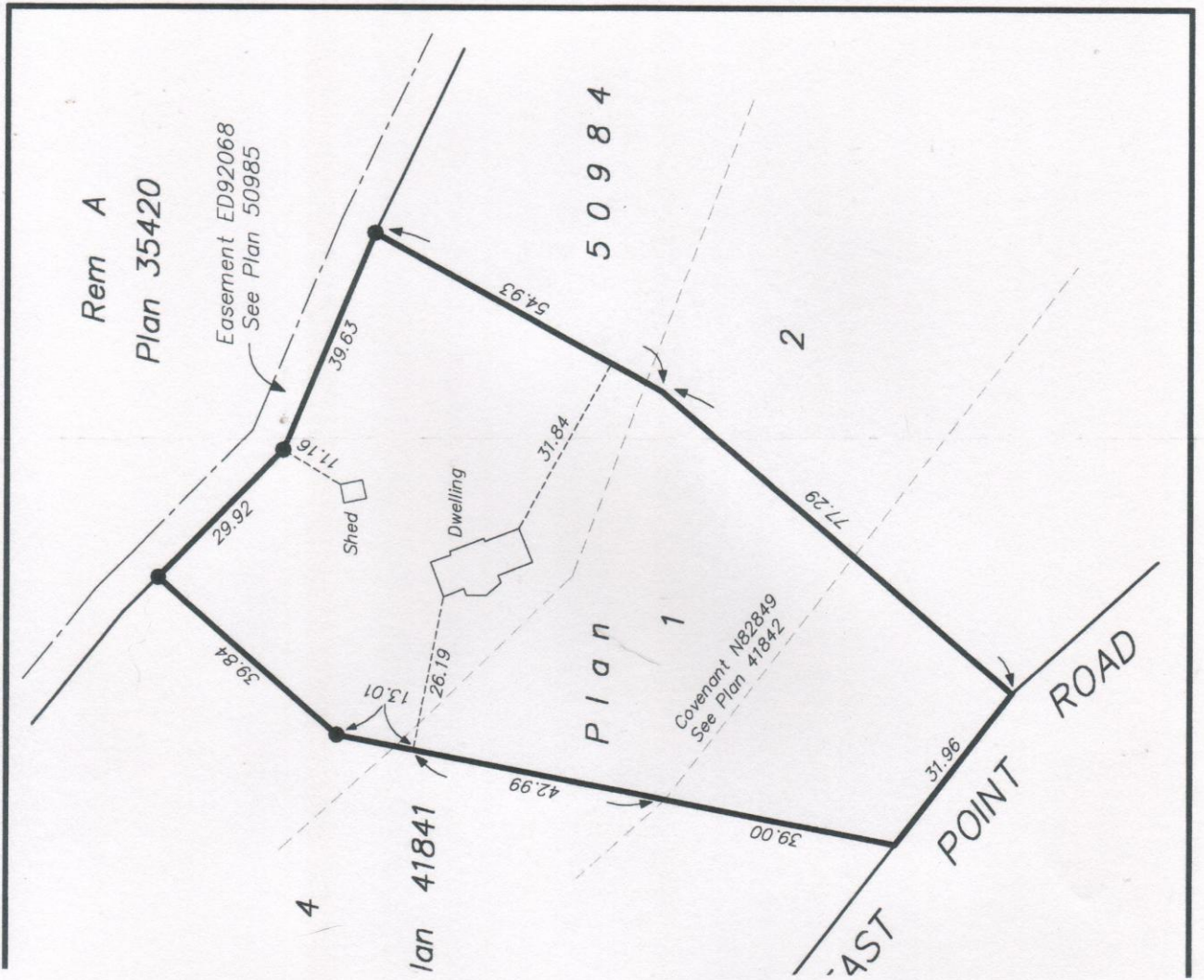
*Exterior Finish:* Wood  
*Roof:* Metal  
*Driveway:* Gravel  
*Parking:* 2 or more spaces  
*Water:* Drilled well 5 gpm  
*Waste:* Septic

*Lot Size:* 2.079

*Taxes:* \$1753.94.06 (2009)



*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.*





# B.C. Land Surveyor's Building Location Certificate on Lot 1, Section 17, Saturna Island, Cowichan District, Plan 50984.

P.I.D. 016-384-571

Scale - 1 : 1000



All distances are in metres.

Lot dimensions illustrated on this document are derived from registered survey plans and the measurements taken at the site.


This Certificate shows the relative location of the surveyed structure with respect to the boundaries of the parcel described above. This Certificate shall not be used to define property lines or property corners.

Only those structures under construction are shown on this plan.

CIVIC ADDRESS: 260 East Point Road.

- List of non-financial charges, liens or interests over property.
- Statutory right of way.....EC115749
- Covenant.....K104960
- Covenant.....N82849
- Covenant.....N82848

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 31 day of January, 2001.

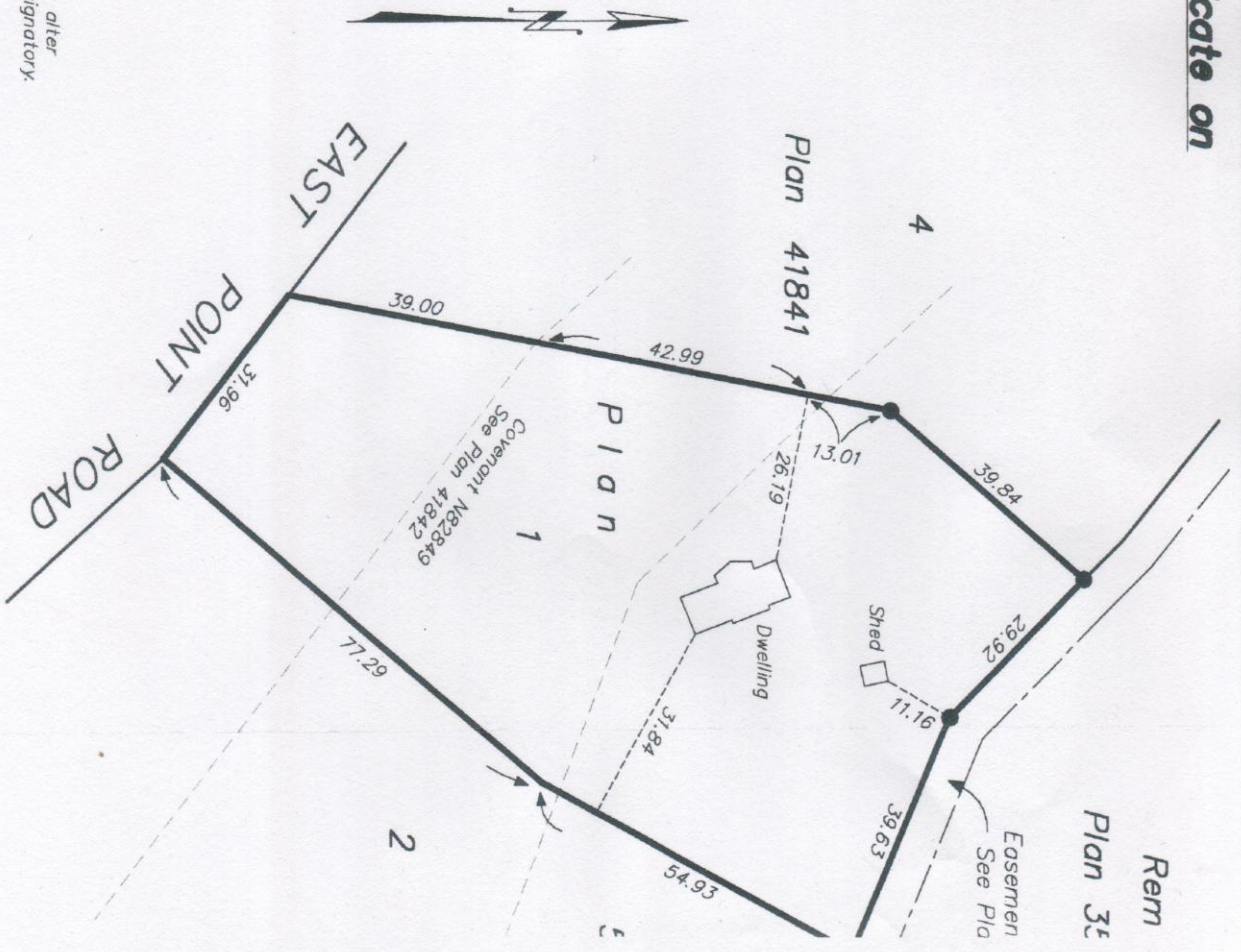
SEAL  B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

This document has been prepared for the purpose of determining conformance with setback requirements, and is for the exclusive use of our client.

Wolfe-Milner Land Surveying Inc.,  
Salt Spring Island, B.C.  
C-2443

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.  
Copyright © B.G. Wolfe-Milner, 2001.



# Conditional Certificate of Occupancy



ISSUED BY THE BUILDING INSPECTION DIVISION OF THE  
CAPITAL REGIONAL DISTRICT

FOLIO No. 764 07261.995

Owner GARNET AYRES Address 260 EAST POINT RD

LEGAL DESCRIPTION	#	Street
1 LOT	17 SECTION	50984 PLAN
16 LAND DISTRICT		
Portion SATURNA ISLAND.		

**THE CONDITIONAL CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The deficiencies listed below shall be rectified to the satisfaction of the building inspector.
2. Upon satisfactory completion of all deficiencies the building inspector may issue a CERTIFICATE OF OCCUPANCY for the building.
3. If at a date 12 calendar months from the date of issue of this CONDITIONAL CERTIFICATE OF OCCUPANCY, all of the deficiencies listed below have not been addressed to the satisfaction of the building inspector, the permit will expire and the Capital Regional District will register a notice against the title of the land, referring to the outstanding deficiencies. The notice will remain in place until the deficiencies have been rectified to the satisfaction of the building inspector. Upon expiry of a building permit and in order for the building inspector to conduct the required final inspection and issue the CERTIFICATE OF OCCUPANCY, it will be necessary for the owner to apply for a permit to complete the outstanding work. Upon completion of all deficiencies the notice will be removed and the building inspector may issue a permanent CERTIFICATE OF OCCUPANCY for the building.
4. The CONDITIONAL CERTIFICATE OF OCCUPANCY confirms only that the building is believed to meet the minimum level of health and safety requirements and is not a representation, warranty, assurance or statement that the building complies with the Building Code, the Building Regulation Bylaw of the CRD, or any other applicable enactments, codes or standards.

The following list of deficiencies should not be construed as a definitive list of all requirements. Known deficiencies outstanding at date of issue of CONDITIONAL CERTIFICATE OF OCCUPANCY are:

- Repair vent plumbing pipes
- Siding to complete
- Insulation in crawlspace to complete
- Install fan by kitchen area
- Final electrical required
- Miscellaneous interior & Exterior finishes to complete

Date of Sewerage System Certification Aug 17/02

Authorized Use  SFD  Other \_\_\_\_\_

APPROVED FOR OCCUPANCY [Signature]  
Building Inspector

DATE March-18/09

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT  
**RURAL PREMISES – LAND AND BUILDING**

**This form is intended to be used for land and one building. For any additional buildings, please use the Property Disclosure Statement – Rural Premises – Addendum, Land and Building.**

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  
July 4 yr. 2010 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.



Date of disclosure: June 30, 2010

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

**ADDRESS:** 260 East Point Road                      Saturna Island                      V0N2Y0                      (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Residence(s) <input type="checkbox"/> Barn(s) <input type="checkbox"/> Shed(s) <input type="checkbox"/> Other Building(s) Please describe _____				
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.		<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>		
1. LAND – This property disclosure statement is in respect of the land and the				
(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓	<del>X</del>	<del>X</del>
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓	<del>X</del>	<del>X</del>
C. Is there a survey certificate available?	✓		<del>X</del>	<del>X</del>
D. Are you aware of any current or pending local improvement levies/charges?		✓	<del>X</del>	<del>X</del>
E. Have you received any other notice or claim affecting the Premises from any person or public body?		✓	<del>X</del>	<del>X</del>
F. Are the Premises managed forest lands?		✓	<del>X</del>	<del>X</del>
G. Are the Premises in the Agricultural Land Reserve?		✓	<del>X</del>	<del>X</del>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		✓	<del>X</del>	<del>X</del>
I. Are you aware of any fill materials anywhere on the Premises?		✓	<del>X</del>	<del>X</del>
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		✓	<del>X</del>	<del>X</del>
K. Are you aware of any uncapped or unclosed water wells on the Premises?		✓	<del>X</del>	<del>X</del>
L. Are you aware of any water licences affecting the Premises?		✓	<del>X</del>	<del>X</del>
M. Have the Premises been logged in the last five years?		✓	<del>X</del>	<del>X</del>
(i) If yes, was a timber mark/licence in place?			<del>X</del>	<del>X</del>
(ii) If yes, were taxes or fees paid?			<del>X</del>	<del>X</del>
N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?			<del>X</del>	<del>X</del>
2. SERVICES				
A. Indicate the water system(s) the Premises uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		✓	<del>X</del>	
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 _____				

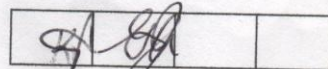
INITIALS

ADDRESS: 260 East Point Road

Saturna Island

V0N2Y0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		✓	<del> </del>	<del> </del>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		✓	<del> </del>	<del> </del>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	N/A	N/A		✓
<b>3. BUILDING</b>				
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?		✓	<del> </del>	<del> </del>
G. Are you aware of any structural problems with any of the buildings?		✓	<del> </del>	<del> </del>
H. Are you aware of any additions or alterations made in the last sixty days?		✓	<del> </del>	<del> </del>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓	<del> </del>	<del> </del>
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓	<del> </del>	<del> </del>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓	<del> </del>	<del> </del>
L. Are you aware of any damage due to wind, fire or water?		✓	<del> </del>	<del> </del>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>9</u> years)		✓	<del> </del>	<del> </del>
N. Are you aware of any problems with the electrical or gas system?		✓	<del> </del>	<del> </del>
O. Are you aware of any problems with the plumbing system?		✓	<del> </del>	<del> </del>
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓	<del> </del>	<del> </del>
Q. Does the building contain unauthorized accomodation?		✓		✓
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		✓	<del> </del>	<del> </del>
S. Was the building 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. Is this building covered by home warranty insurance under the Homeowner Protection Act?		✓	<del> </del>	<del> </del>
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? _____		✓	<del> </del>	<del> </del>



INITIALS

COPYRIGHT - BC REAL ESTATE ASSOCIATION

WEBForms™ May/2010

June 30, 2010

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 260 East Point Road

Saturna Island

V0N2Y0

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

*Final Inspection in progress.*



