

*GULFPORT PRESENTS:*



*Address: 608 Tumbo Channel Road, Saturna Island*

*Offered at: \$108,000*

## PROPERTY DETAILS

The Property and Area: Enter this 0.61 acre property on a grassy lane way to a flat open area. This property slopes gently up for sunshine most of the day with a "peek a boo" view of the channel. There's a small roughed in driveway & an excellent choice of building sites all requiring minimum site prep. Majestic trees help screen it from the neighbours.

Just steps from a public beach access to go for a short paddle to the National Park Reserve on Tumbo Island! Close to fiddler Cove & East Point Regional Park.

Water: no service

Septic: no service

Direction: North-facing towards Tumbo Island.



**Susanne Middleditch**

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

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.

*peek a boo" view of the channel*



*Public Beach Access*





**PROPERTY DISCLOSURE STATEMENT  
LAND ONLY**



Date of disclosure: March 25, 2010

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

ADDRESS: 608 Tumbo Channel Road Saturna Island V0N2Y0 (the "Land")

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
<b>1. LAND</b>				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>[initials]</i>		
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		<i>[initials]</i>		
C. Is there a survey certificate available?			<i>[initials]</i>	
D. Are you aware of any current or pending local improvement levies/charges?		<i>[initials]</i>		
E. Have you received any other notice or claim affecting the Land from any person or public body?		<i>[initials]</i>		
F. Is the Land managed forest lands?			<i>[initials]</i>	
G. Is the Land in the Agricultural Land Reserve?			<i>[initials]</i>	
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		<i>[initials]</i>		
I. Are you aware of any fill materials anywhere on the Land?		<i>[initials]</i>		
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		<i>[initials]</i>		
K. Are you aware of any uncapped or unclosed water wells on the Land?		<i>[initials]</i>		
L. Are you aware of any water licences affecting the Land?		<i>[initials]</i>		
M. Has the Land been logged in the last five years?		<i>[initials]</i>		
(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.		<i>[initials]</i>		
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____				<i>[initials]</i>
B. Are you aware of any problems with the water system?		<i>[initials]</i>		
C. Are records available regarding the quantity and quality of the water available?			<i>[initials]</i>	
D. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____				<i>[initials]</i>
E. Are you aware of any problems with the sanitary sewer system?		<i>[initials]</i>		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<i>[initials]</i>		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

March 25, 2010

DATE OF DISCLOSURE

PAGE 2 of \_\_\_\_\_ PAGES

ADDRESS: 608 Tumbo Channel Road

Saturna Island

V0N2Y0

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>4. GENERAL:</b>				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		[Handwritten mark]		
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?		[Handwritten mark]		

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:*

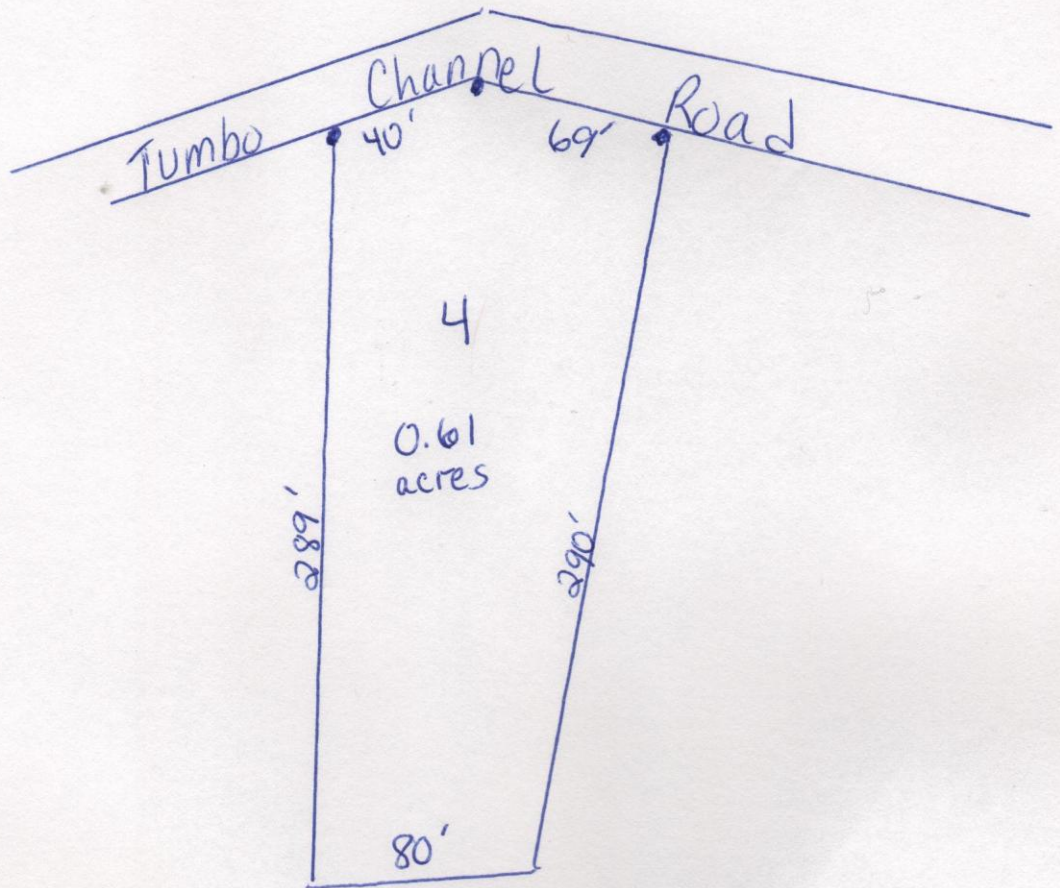
(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

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

608 Tumbo Channel Road Plot Plan



Gulfport Realty Saturna Island and the Gulf Islands  
Toll Free: 1 800 291 6601 (ext 313) Phone: 250-539-2985 Fax: 250 539 2984  
Email: [susanne@saturnacan.net](mailto:susanne@saturnacan.net) Website: [www.saturnarealestate.com](http://www.saturnarealestate.com)

