

~ 198 Cliffside Road ~



Spectacular Waterfront Property

Cliffside~ one of the most desirable places on the island by far.....with southern exposure, the whales highway and the endless view of the ocean and beyond, it is hard to leave. Kick back and enjoy!

PRICE: \$499,000



PROPERTY DETAILS

The Property:

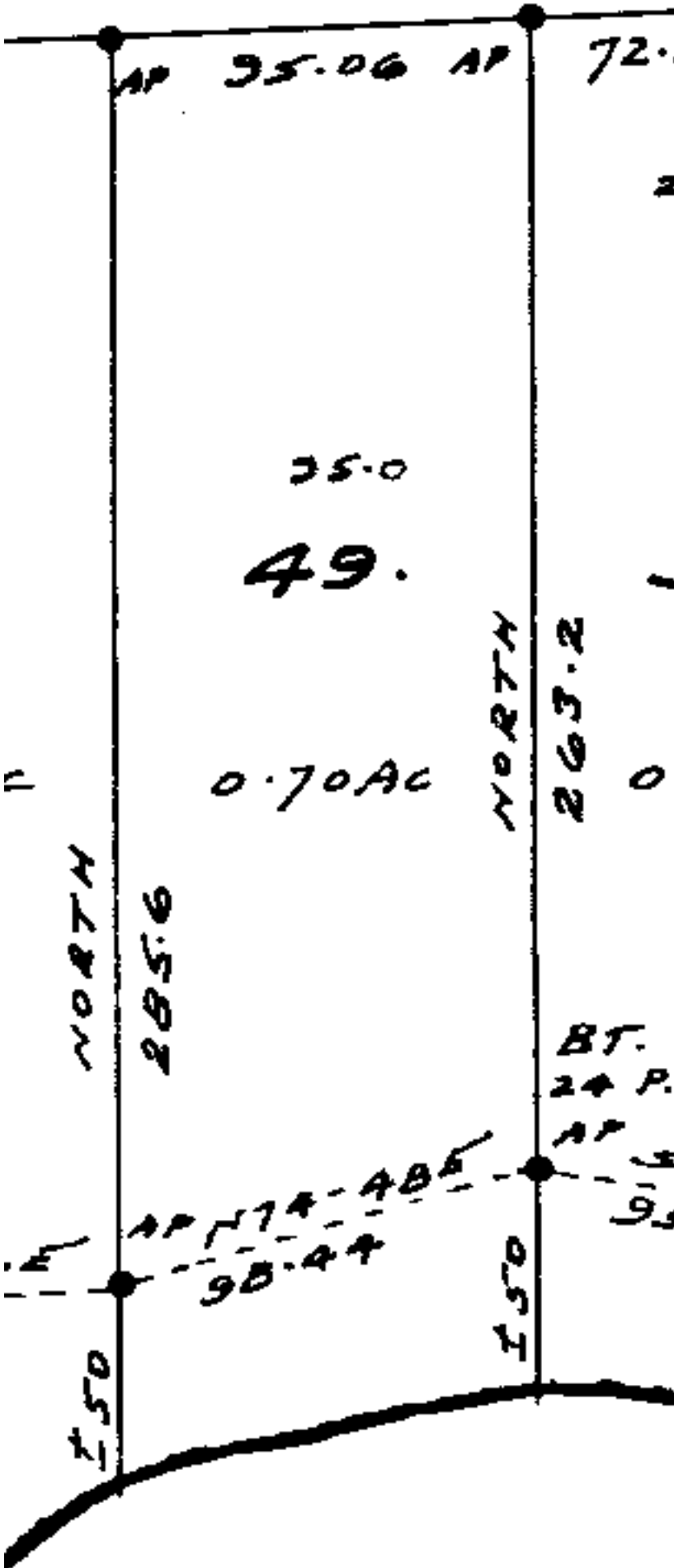
This waterfront get away has breathtaking views across Boundary Pass to San Juan Islands. This exceptional 0.70 acre south facing medium high bank property with potential access to the water. It is located on the most picturesque part of the Island. Watch the eagles soar above, freighters and boats beyond and the whales gliding below you on what is the migratory route for "J" pod. This is truly a setting of peace and restfulness. Enjoy all the busyness the ocean life has to offer.

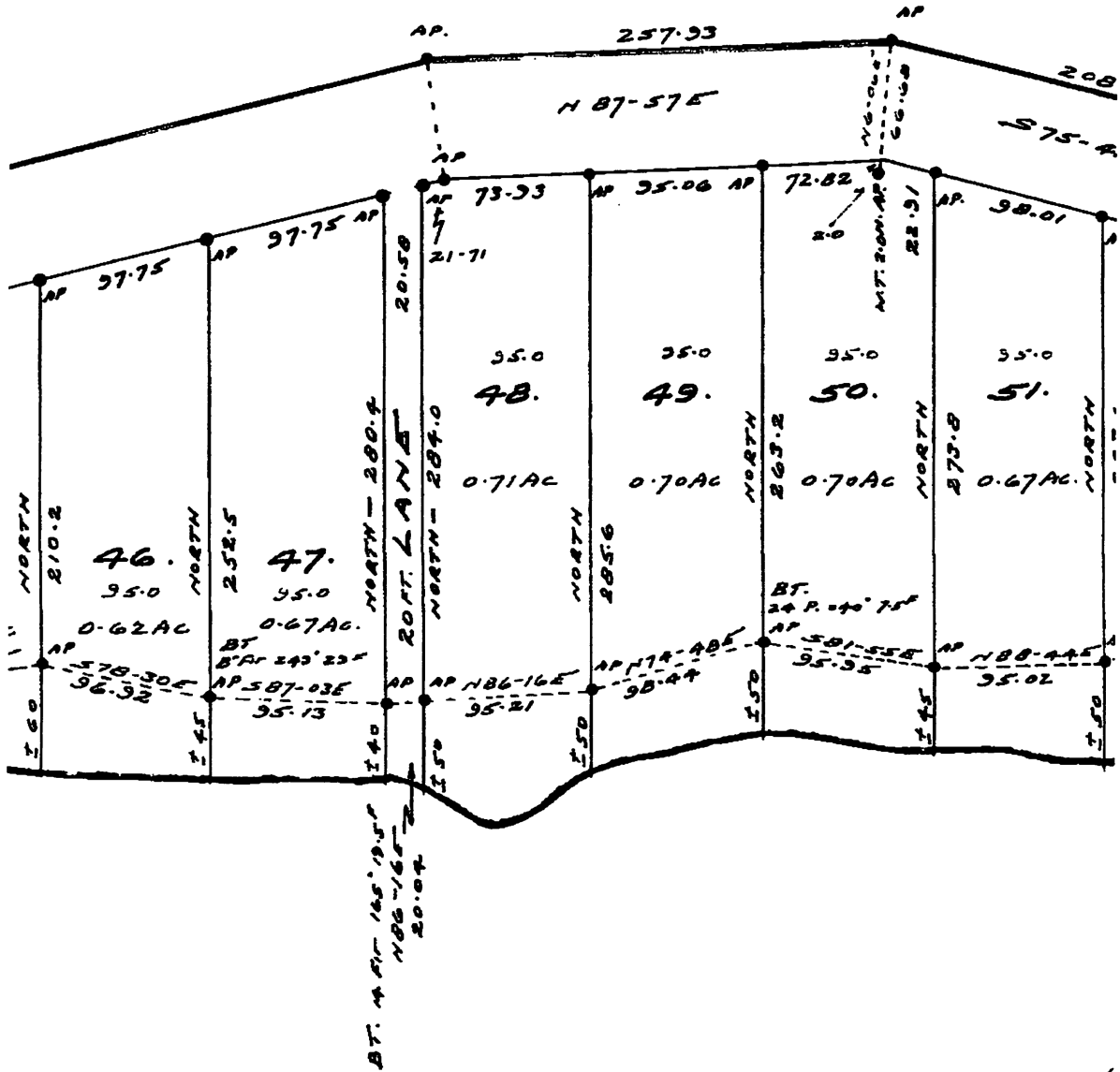
Location: *A short walk to East Point Park and the Lighthouse and shell beach.*

Direction: *South-facing providing the most spectacular ocean front experience*

Water Supply: *Well producing 7 gpm with 3600 gallons of water storage tanks. There are three cisterns, fed by a well, which hold 1200 gallons each, for a total of 3600 gallons of water storage.*

Cottage: *Built in 2002, this 600 sq.ft architecturally designed and custom built rammed earth studio was first built as the gatehouse with plans to build a home closer to the water's edge.*





PROPERTY STATISTICS

Lot: 49
Legal: VIP14023 LD, 16, Section 14, Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island
Year Built 2008

Bedroom Loft: 1
Bathroom: 1
Kitchen: 1
Living Room: 1
Dining Area: 1

Heat Source: wood stove fireplace and thermal heat potential

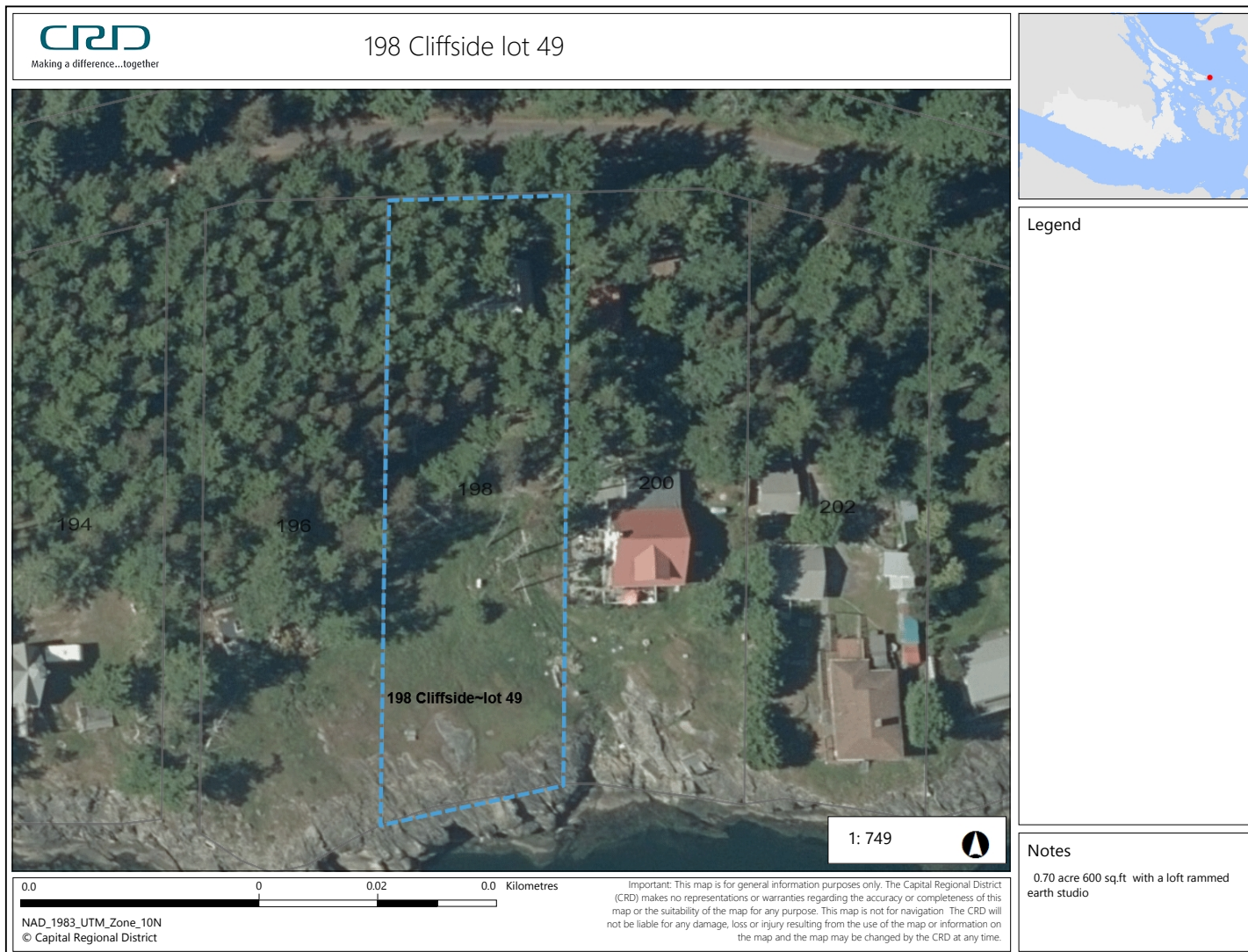
Approximate Total Finished Area (sq. ft.): 600

Exterior Finish: Rammed Earth
Roof: Metal
Driveway: Gravel
Parking: 3 spaces or more
Water: 4,500 gallons Collection and Cistern
Waste: Septic

Lot Size: 0.70 acres
Property Taxes: \$1,652.49 (2018)



Aerial View



Property Disclosure Statement

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

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
Nov 6 yr. 2018 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

ADDRESS/BARE-LAND STRATA LOT #: 198 Cliffside Road

Saturna Island

VON2Y(

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOE NOT APPL
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		✓		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lims.bchousing.org/LIMSPortal/registry/Newhomes/)	✓			
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? _____		✓		
4. GENERAL				
A. Are you aware if the Premises has been used to grow marijuana (other than as permitted by law) or to manufacture illegal substances?		✓		
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?		✓		
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?		✓		

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 prop 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

KES [Signature]

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 198 Cliffside Road

Saturna Island

VON2Y0

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?		✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓		
L. Are you aware of any damage due to wind, fire or water?		✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		✓		
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		✓		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lms.bchousing.org/LIMSPortal/registry/Newhomes/)	✓			
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? _____		✓		
4. GENERAL				
A. Are you aware if the Premises has been used to grow marijuana (other than as permitted by law) or to manufacture illegal substances?		✓		
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?		✓		
C. Are you aware if the property, or 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?		✓		

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

KES [Signature] [] []

INITIALS



Building Inspection Division
#210 – 771 Vernon Avenue
Victoria, BC V8X 5A7
binspection@crd.bc.ca
Mayne, Saturna, JDF Area call 475-1581 or toll free at 1-866-475-1581
Pender, Galiano, Parker, Wise & Gossip call (250) 629-3424

Please find attached the following items:

- | | |
|---|--|
| <input checked="" type="checkbox"/> The original building permit | <input checked="" type="checkbox"/> One set of approved building plans |
| <input checked="" type="checkbox"/> An inspection card to be posted on site | <input checked="" type="checkbox"/> Capital Regional District receipt |
| <input type="checkbox"/> Homeowner Protection Form | <input type="checkbox"/> Other: _____ |

Please be advised that it is the responsibility of the owner to ensure that required inspections are requested from the building inspection office. Capital Regional District Bylaw 1042 states that the work is to be started **six months** from the date of issuing the permit and that the work is not to be discontinued or suspended for a period of more than **one year**.

All work being inspected must be complete and ready when the inspection is requested and the street address must be posted. Work must not proceed beyond the stages indicated below without prior clearances. The following inspections are required:

FOOTING AND FORM INSPECTION

When concrete formwork is complete and prior to placing concrete.
A British Columbia Land Survey Certificate is required to verify building setbacks.

VAPOUR BARRIER INSPECTION

When polyethylene vapour barrier and perimeter insulation of inside concrete foundation walls is complete and prior to placing concrete floor slab or crawl space concrete ground seal. Any plumbing*to be covered by concrete must first be inspected and approved.

PLUMBING AND DRAINAGE INSPECTIONS

- Rough plumbing inspection is required when all drains, vents and water piping are completed with the appropriate test applied.
- Sanitary sewer inspection is required when all piping is installed in a solid bedding material and any accumulation of ground water is removed from the ditch, with the appropriate test applied.
- Water Service inspection is required when the Water Service piping is installed and the connections are made. Pipe must be supported on solid bedding material and any accumulation of ground water removed.
- Drain tile and roof drainage inspections required when all underground piping is installed and covered with drain rock and foundation walls have been damp proofed as required.
- Final plumbing inspection is required when the appropriate inspections listed above have been approved and all plumbing fixtures have been installed.

FRAME INSPECTION

When all frame work is complete and prior to application of insulation or exterior cladding. Rough plumbing, electrical wiring and any other mechanical work must be completed before requesting a frame inspection.

INSULATION INSPECTION AND VAPOUR BARRIER INSPECTION

When thermal insulation and vapour barrier are complete and prior to the application of wallboard or panelling.

CHIMNEY INSPECTION

Rough-in inspection at first flue liner of fireplace and when the chimney is complete before covering any part of the chimney.

LATH AND STUCCO

Lath when nailed before stucco is applied, first coat when applied, second coat when applied and final coat or finish.

FINAL INSPECTION

When all construction is complete and prior to occupancy of any portion of the building.

7 November 2001

* BC ELECTRICAL SAFETY BRANCH *
Electrical and Gas Inspection System
CERTIFICATE OF INSPECTION

PAGE 1

PERMIT # 01448911 AREA # 667 SAANICH/CENTRAL VICTORIA

2001.11.07

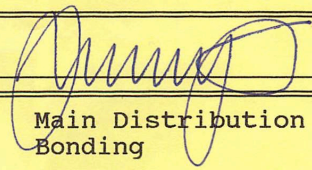
Contractor # 00003985
DOUBLE BILL ELECTRIC INC

INSTALLATION LOCATION/OWNER
RICHARD BACKUS
198 CLIFFSIDE ROAD
SATURNA ISLAND, B.C.

Registered Representative 00013147 HOUSE

, WILLIAM STEWART

Inspector: WAINWRIGHT, JOHN
Telephone: (250)952-4454



Service : [R]
Ground (Main) : [O]

Main Distribution : [R]
Bonding : [O]

Contractor Authorization : Yes
Authorized For Temporary Connection: Yes

Remarks

The following deficiencies are to be rectified before: 2002.03.30

SERVICE

INSTALL A GUY GUARD.

5-112-06-5 : Section 5--Overhead Line Construction

General

5-112-06

Installation

5-112-06-5

(5) Guys and conductors shall be fitted with guards in any location where there is a possibility of vehicle or pedestrian access such as on or near sidewalks, playgrounds, ski areas, and similar locations, except that where more than one guy is attached to a pole in the same direction, only the outer guy need be fitted with a guard.

MAIN DISTRIBUTION

MOVE PANEL TO ENSURE MINIMUM WORKING SPACE.

2-308-1 : Working Space About Electrical Equipment

Working Space About Electrical Equipment

2-308-1

(1) A minimum working space of 1 m with secure footing shall be provided and maintained about electrical equipment such as switchboards, panelboards, control panels, and motor control centres which are enclosed in metal, except that working space is not required behind such equipment where there are no renewable parts such as fuses or switches on the back and where all connections are accessible from locations other than the back.

APPLICATION FOR SEWAGE DISPOSAL SYSTEM PERMIT

COMPLETE TOP SECTION ONLY

NEW CONSTRUCTION ALTERATION REPAIR

LOT/PARCEL INFORMATION	LEGAL DESCRIPTION OF PROPOSED DISPOSAL SYSTEM LOCATION			
	PLAN <u>14023</u>	LOT <u>49</u>	SECTION <u>14</u>	DISTRICT <u>LOWICHAH</u> BLOCK
STREET ADDRESS/GENERAL LOCATION <u>198 LIFESIDE, SATURATA ISLAND</u>				
OWNER <input checked="" type="checkbox"/> WISHES TO RECEIVE CORRESPONDENCE	NAME <u>RICHARD & KATHLEEN BACKINS</u>		TELEPHONE <u>250 595 5560</u>	
	MAILING ADDRESS <u>2400 DALHOUSIE ST</u>		CITY <u>VICTORIA BC</u>	POSTAL CODE <u>V8R 2H6</u>
APPLICANT <input type="checkbox"/> WISHES TO RECEIVE CORRESPONDENCE	NAME		TELEPHONE	
	MAILING ADDRESS		CITY	POSTAL CODE
PREMISES INFORMATION	SEWAGE DISPOSAL SYSTEM WILL SERVE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER SPECIFY _____			NUMBER OF BEDROOMS <u>1</u>
	ESTIMATED DAILY SEWAGE FLOW			GARBURATOR <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SYSTEM INFORMATION	APPROVED SEPTIC TANK	APPROVED PACKAGE TREATMENT PLANT	SAND MOUND INFILTRATION BED AREA	METHOD OF EFFLUENT DISTRIBUTION
	MANUFACTURER	MAKE		<input type="checkbox"/> GRAVITY
	MATERIAL	MODEL	PIPE DIAMETER	<input type="checkbox"/> PRESSURE
	LIQUID VOLUME OF SEPTIC TANK	TREATMENT CAPACITY	TOTAL LENGTH OF PIPE/CHAMBER	<input type="checkbox"/> SERIAL <input type="checkbox"/> OTHER
SITE INFORMATION <input type="checkbox"/> COMPLETED SITE INVESTIGATION REPORT REQUIRED	AREA OF LOT: <u>.71 acre</u>		SOURCE OF DOMESTIC WATER: <u>RAIN & WELL</u>	
	DISTANCES OF PROPOSED DISPOSAL FIELD TO SOURCES OF DOMESTIC WATER & BODIES OF NON-TIDAL WATER:			
	FROM OWN WELL: <u>> 100 FT</u>		FROM STREAM OR LAKE: <u>N/A > 100 FT</u>	
	FROM NEIGHBOURS WELL: <u>> 100 FT</u>		FROM WATER LINES: <u>N/A > 100 FT</u>	
ARE THERE ANY RESTRICTIVE COVENANTS AND/OR EASEMENTS WHICH WILL AFFECT THE LOCATION OF THE SYSTEM? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES. IF YES, EXPLAIN AND ATTACH DOCUMENTS				
SIGNATURE	THE INFORMATION ON THIS APPLICATION IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE:			
	SIGNATURE: <u>[Signature]</u>		DATE: <u>3/11/00</u>	

ATTACH A SITE PLAN TO THE COMPLETED APPLICATION PACKAGE (Application Form, Notice, Authorization and Site Investigation Report)

PERMIT NUMBER	PURSUANT TO THIS APPLICATION, THE ONSITE SEWAGE DISPOSAL GUIDELINES AND THE SEWAGE DISPOSAL REGULATION, PERMISSION IS HEREBY GRANTED TO CONSTRUCT, INSTALL, ALTER, OR REPAIR A SEWAGE DISPOSAL SYSTEM. THIS PERMIT MAY BE CANCELLED IF VARIATIONS ARE MADE TO THESE PLANS AND SPECIFICATIONS. CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR ENVIRONMENTAL HEALTH OFFICER.		
PERMIT TO CONSTRUCT <input type="checkbox"/>	ALTERNATE METHOD - SEPTIC TANK.		
	150' OF DISPOSAL PIPE OR CHAMBERS REQUIRED. FILTER CLOTH REQUIRED. SHALLOW TRENCH (24" WIDE X 18" DEEP). FILTER/SCREEN REQUIRED IN SEPTIC TANK. PUMP & PUMP CHAMBER REQUIRED IF SEPTIC TANK IS LOCATED BELOW THE DRAINFIELD LOCATION. INSTALL AT LEAST A 750 GALLON SEPTIC TANK & LOCATE IT NEAR THE HOUSE IF POSSIBLE. FINAL SYSTEM PLAN REQUIRED.		
CONDITIONS <input type="checkbox"/>			
APPLICATION REJECTED <input type="checkbox"/>			
REASONS			
OFFICE USE ONLY			
PAID <input checked="" type="checkbox"/>	E.H.O.: <u>[Signature]</u>		DATE: <u>Dec 6/00</u>
AMOUNT <u>250.-</u>	NOTE: AUTHORIZATION TO USE A SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BYLAWS.		
OF RECEIPT <u>731</u>	BACKFILLING AND USE AUTHORIZED <input type="checkbox"/> YES <input type="checkbox"/> NO		
DATE <u>Jan 20/00</u>	COMMENTS <u>BACKFILLING OF LINES & TRENCHES MAY BE CARRIED OUT. LEVELLERS REQUIRED IN D-BOX</u>		
INITIAL <u>W</u>	SIGNATURE: <u>[Signature]</u>		DATE: <u>01/20/00</u>

[Signature]



Contact Information:

Susanne Middleditch ~ Gulfport Realty


Member of the Vancouver Real Estate Board

Toll Free - 1-800-291-6601 ext. 313

Local- 250-539-2985

Cell - 604-916-6887

www.saturnarealestate.com

 *saturnarealestate*

