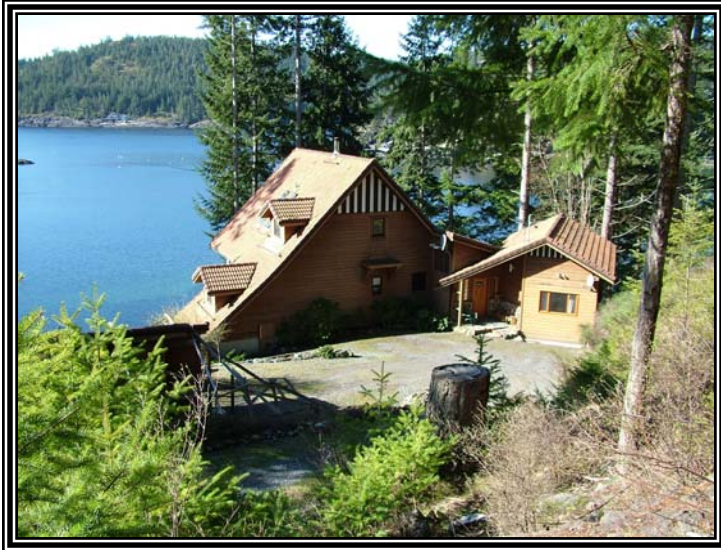




4.99 Oceanfront Acres
2095 Breton Rd.
Quadra Island, British Columbia
\$889,000 Canadian

Wonderfully Private Oceanfront Setting



Situated in **Open Bay** on the Eastern shores of **Quadra Island** this almost **5-acre** property provides a beautiful private setting. The acreage is nicely forested and only the developed areas have been cleared. Driveway access takes you past an over height garage/shop, greenhouse and a very cozy, guest cabin. The exposure and views are due south out into Open Bay, providing plenty of sunshine and warmth. There is easy access to the **265 feet** of oceanfront which has a variety of unique natural formations.

The charismatic, extremely well constructed and maintained chalet style residence is a pleasant surprise. Unassuming at first, the open concept floor plan with large vaulted ceilings and expansive windows provides a very comfortable living space that takes in everything this fantastic location has to offer.



At first glance, the home appears to be a modest A-frame chalet with a unique Bavarian alpine flair finished with a mix of Cedar siding and white stucco topped with a concrete tile roof and stonework entryway. From the ocean side one can fully appreciate the magnitude of this **2800+ sq. ft** home with 2 full living areas and a loft incorporated into the dramatic A-frame vaulted ceiling. Both levels on the ocean side have outside decks. The upper deck has a fiberglass floor. The stairways, walkway and lower deck are cedar, all finished

with tempered glass railings. This home is very well constructed, overbuilt in some respects and features items like commercial grade windows throughout and a concrete tile roof.

The unique floor plan provides good separation of tastefully decorated areas with some bold colors, a mix of quality wood and carpeted flooring, and fine architectural and wood features. This main level entry home incorporates all of the living and entertainment areas on the same floor. As you enter you are greeted with the warmth of wood floors and a Chinese slate tiled wall. The mix of vibrant colors throughout makes it warm and cozy.



This main level incorporates the spacious primary living area with a large open kitchen and dining space finished with plenty of quality oak cabinetry. A large island with oversized double sink separates the kitchen from the primary living room. Countertops are granite and all fixtures, fittings and appliances are good quality. There is direct access to the deck from the kitchen.

A portion of this deck is covered making it convenient and comfortable for year round barbecuing. The adjacent living room is spacious and features a couple of alcoves, a bay window and a quality free standing woodstove to provide the comfort of wood heat. In addition there is radiant heated floors in the master suite, master ensuite, hallway and mudroom.



Also on this level is an ocean side entry from the deck directly to a mud room with plenty of storage room, a bedroom, a 3 piece bathroom and another small room that could be used as a bedroom or den as well as a theatre room with an **8' X 4'10"** projection big screen TV.

Overlooking the living area and situated at the back of the house is a **10 X 24'** loft that can be utilized for a variety of purposes. The large vaulted A frame ceiling is finished in Pine giving it a comfortable yet open feeling.





The bottom level of this home is approximately **1050 sq.ft**, most of which incorporates a magnificent master bedroom suite radiant heat floors, surrounded by windows and French doors that lead out to the deck.

Details include a large corner jetted soaker tub, set in a bay window, with a full complement of bathroom fixtures including a marble tiled shower with multiple heads that can be accessed directly from the master suite or from the sauna just around the corner. There is also a 6.5 x 10 ft. alcove to accommodate a dressing and make-up area as well as a large walk-in closet. Also on this level is a good sized laundry room and a sunken **14' X 10'** den overlooking the ocean that has double sliders out to the yard.



A deep well provides domestic water. There is built-in vacuum piping in place and the home enjoys Explornet high speed internet and Bell ExpressVu satellite TV. Cell phone service is also available in this location. Engineer's plans for future dock installation have been completed and is available.

The cabin on the property is **20' x 24'**, self contained with a full kitchen and bathroom and has an ocean view. This modest cottage would be great for guests, family or as a B&B vacation accommodation. The detached **20' x 28'** shop has 220 power, an over height door, and concrete floor.



There is also a detached workshop and an attached greenhouse next to the house and garden area.

The property has good road access. It is located approximately 20 minutes from Heriot Bay, where there are a variety of services available such as marinas, hotel, restaurant, pub, grocery and liquor stores, hardware stores and mail service. Seven minutes further to the south is Quathiaski Cove with regularly scheduled ferry service to Campbell River.



Quathiaski Cove area also has additional shopping facilities, which include fuel service, credit union, building supply centre, drugstore, grocery store, U-brew, in addition to a variety of other retail services. Most everything one requires as far as supplies and services can be acquired on the island.

Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. Quadra residents enjoy a rural lifestyle surrounded by a clean unspoiled environment. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make it a popular destination for visitors from around the world.



There are complete services on the island as well as a wide variety of accommodation and dining from deluxe resorts to rustic campsites. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a

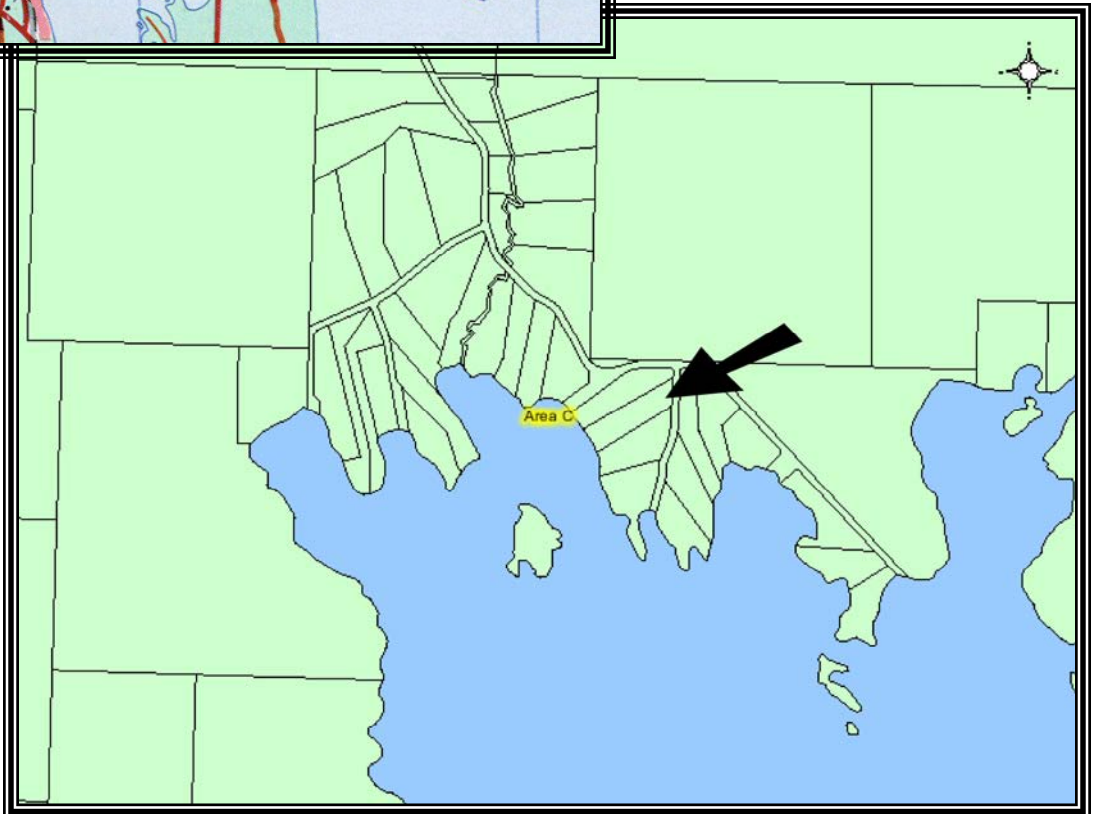
10-minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.

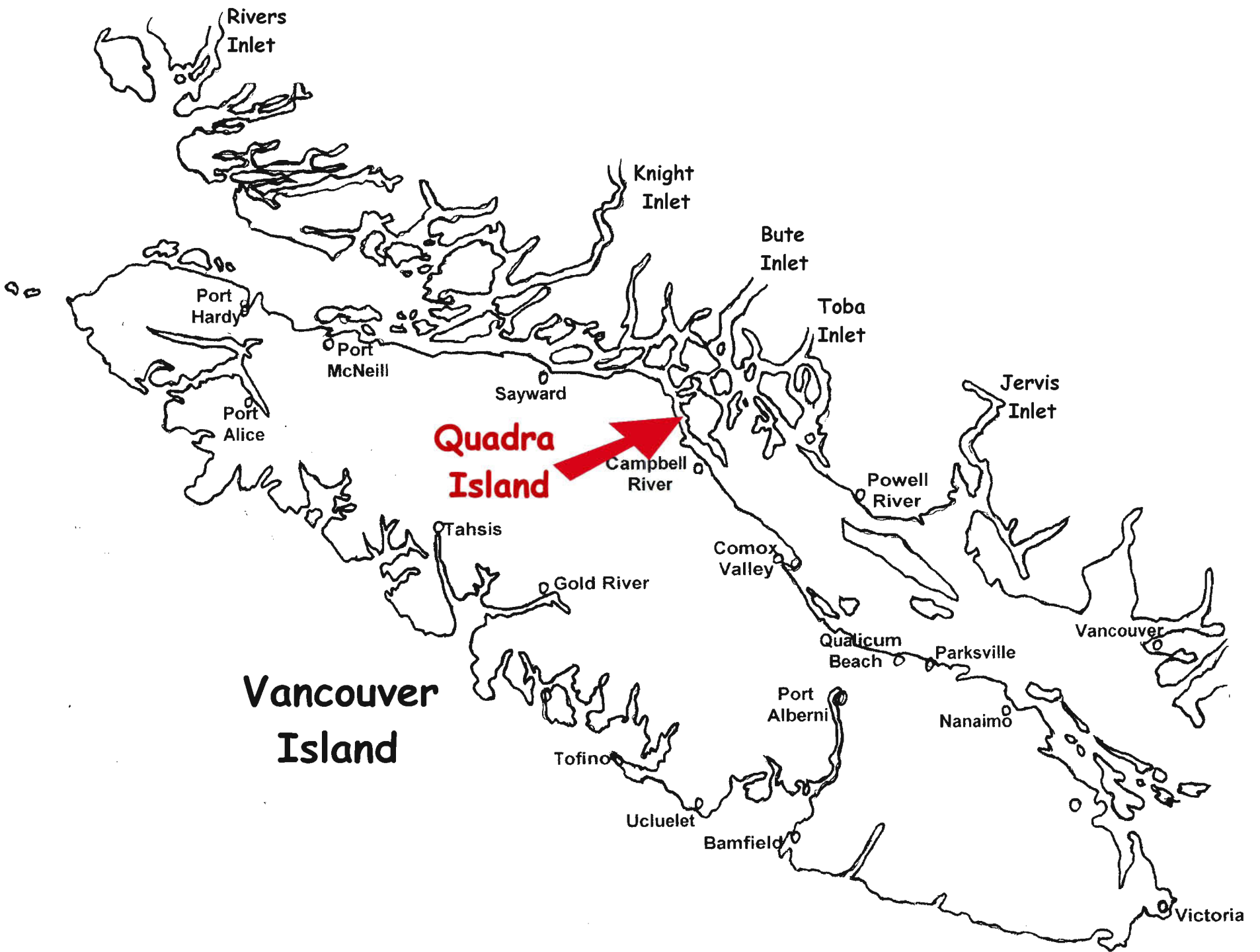
Zoning: RU-1
Strathcona Regional District
2009 Taxes: \$3889.19
Latitude: 50° 08' Longitude: 125° 12'

Listing Salesperson: **Ed Handja P.R.E.C.**
1-800-563-7322 or cell (250) 287-0011
www.bcoceanfront.com

Coast Realty Group (CR) Ltd.
1211 Cypress Street, Campbell River, B.C. V9W 2Z3
Office: (250) 287-2000 • Fax Line: (250) 287-7090

Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction. Ed Handja and his team will make all efforts to assist clients through this process.





Rivers Inlet

Knight Inlet

Bute Inlet

Port Hardy

Toba Inlet

Port McNeill

Sayward

Jervis Inlet

Port Alice

Quadra Island

Campbell River

Powell River

Tahsis

Comox Valley

Gold River

Qualicum Beach

Parksville

Vancouver

Vancouver Island

Tofino

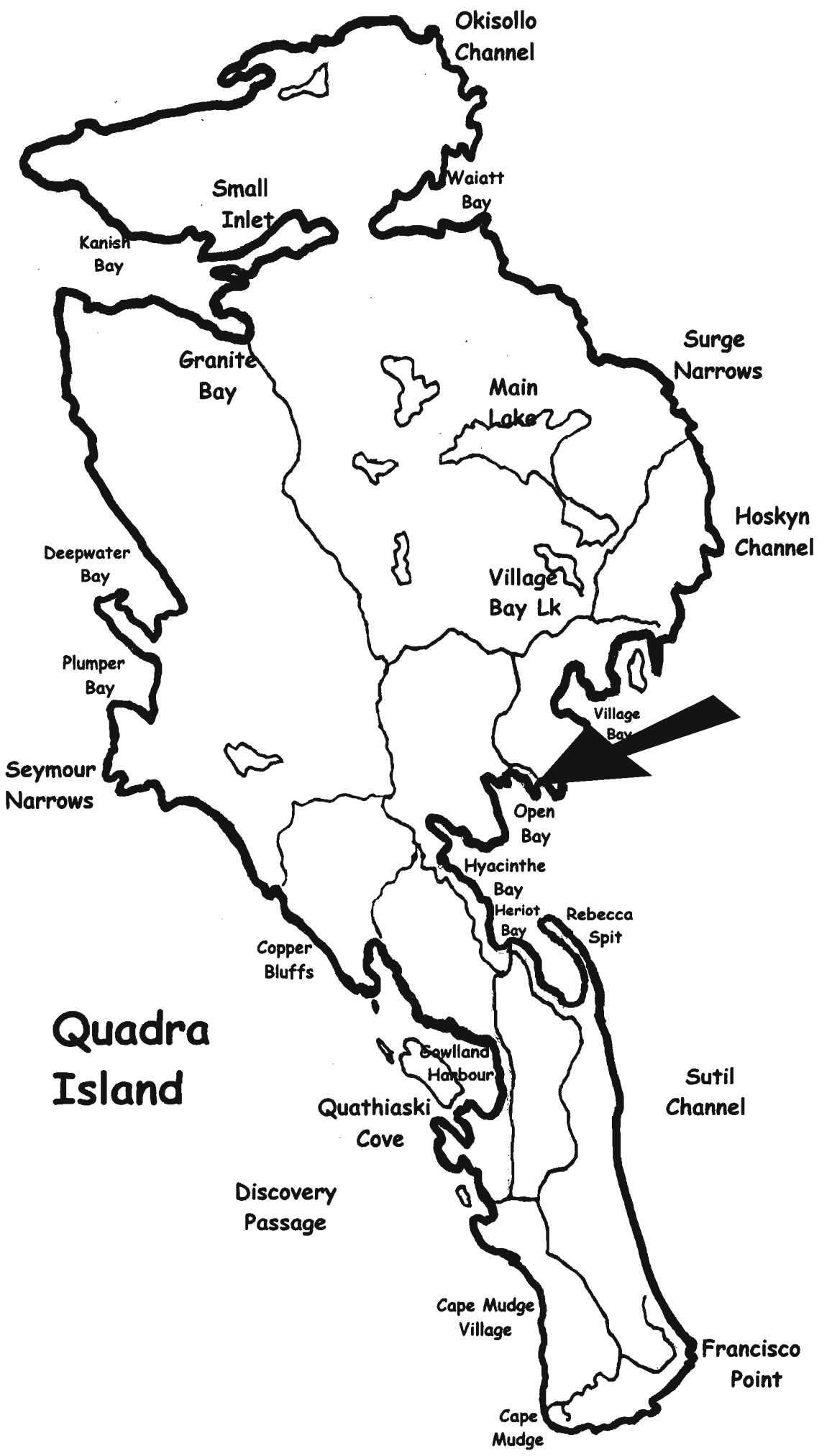
Port Alberni

Nanaimo

Ucluelet

Bamfield

Victoria



Quadra Island



Online Cadastre Mapping

Legend

- Mapsheet Grid (1:20,000)
- Water - Lakes, Large Rivers, etc. - Colour Themed (1:250,000)
- River or Stream - Definite
- Lake - Definite
- Lake - Indefinite
- Lake - Intermittent
- Lake - Marshy
- Quarry (Water-filled)
- Reservoir - Definite
- Flooded Land - Inundated Indefinite
- Lake - Marshy Indefinite
- Marsh
- Island - Definite
- Water - Lakes, Large Rivers, etc. - Outlined (1:250,000)
- River or Stream - Definite
- Lake - Definite
- Lake - Indefinite
- Lake - Intermittent
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- Lake - Marshy Indefinite
- Marsh
- Island - Definite
- Mapsheet Grid (1:250,000)
- Integrated Cadastral Fabric - Outlined
- Land Act Subdivisions - Outlined

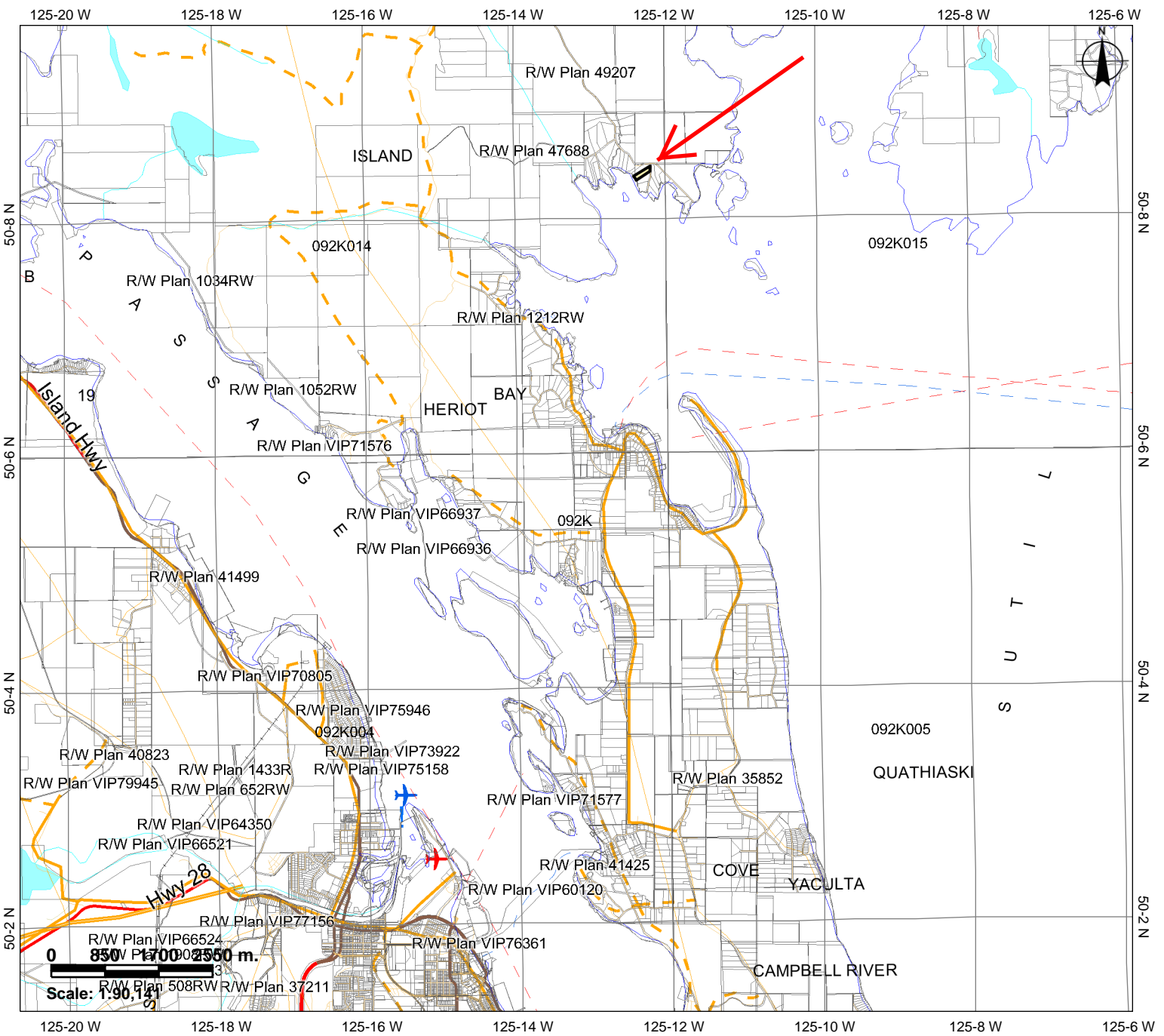
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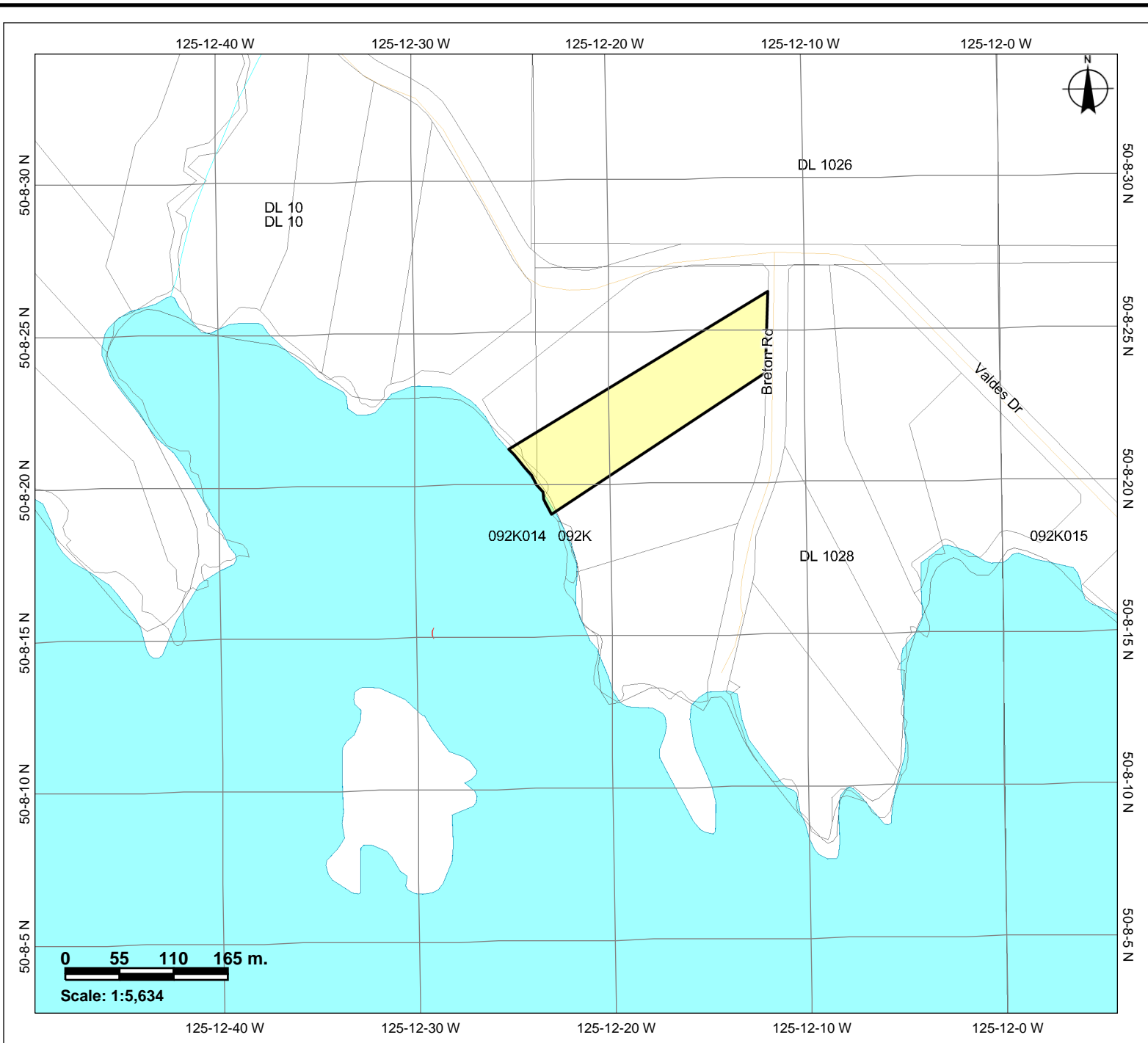
Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia



50-8 N
50-6 N
50-4 N
50-2 N

125-20 W 125-18 W 125-16 W 125-14 W 125-12 W 125-10 W 125-8 W 125-6 W



Online Cadastre Mapping

Legend

- Water - River, Canal, etc. - Colour Themed (1:20,000)**
 - Canal
 - River or Stream - Definite
 - Water - River, Canal, etc. - Outlined (1:20,000)
- Water - Lake, Reservoir, etc. - Colour Themed (1:20,000)**
 - Canal
 - River or Stream - Definite
 - Water - Lake, Reservoir, etc. - Outlined (1:20,000)
- Water - Lake, Reservoir, etc. - Outlined (1:20,000)**
 - Mine - Tailing Pond
 - Lake - Definite
 - Reservoir - Definite
 - Water - Lake, Reservoir, etc. - Outlined (1:20,000)
- Water - Wetlands - Colour Themed (1:20,000)**
 - Mine - Tailing Pond
 - Lake - Definite
 - Reservoir - Definite
 - Water - Wetlands - Colour Themed (1:20,000)
- Water - Wetlands - Outlined (1:20,000)**
 - Flooded Land - Inundated
 - Marsh
 - Swamp
 - Water - Wetlands - Outlined (1:20,000)
- Water - Ocean - Colour Filled (1:20,000)**
 - Flooded Land - Inundated
 - Marsh
 - Swamp
 - Water - Ocean - Colour Filled (1:20,000)

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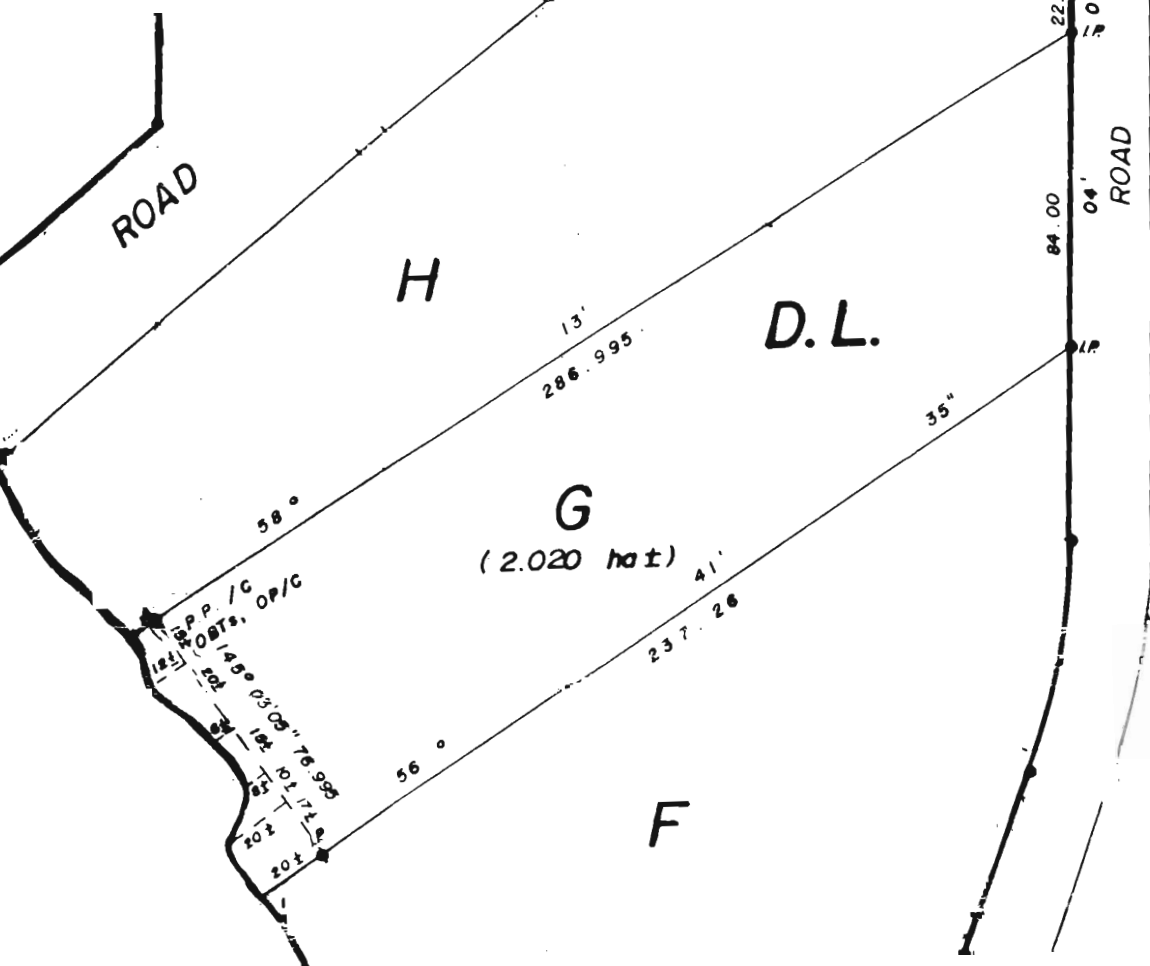
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Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia







Date of disclosure: February 4, 2010

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

ADDRESS: 2095 Brent Quadra Island, BC V0P 1H0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)
 Other Building(s) Please describe detached shop

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.

1. LAND – This property disclosure statement is in respect of the land and the principal residence (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?	<i>Yes</i>		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>No</i>		
C. Is there a survey certificate available?		<i>No</i>		
D. Are you aware of any current or pending local improvement levies/charges?		<i>No</i>		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>No</i>		
F. Are the Premises managed forest lands?		<i>No</i>		
G. Are the Premises in the Agricultural Land Reserve?		<i>No</i>		
H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		<i>No</i>		
I. Are you aware of any fill materials anywhere on the Premises?		<i>No</i>		
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		<i>No</i>		
K. Are you aware of any uncapped or unclosed water wells on the Premises?		<i>No</i>		
L. Are you aware of any water licences affecting the Premises?		<i>No</i>		
M. Have the Premises been logged in the last five years?		<i>No</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 and building improvements?		<i>No</i>		
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 _____	<i>Yes</i>			
B. Are you aware of any problems with the water system?		<i>No</i>		
C. Are records available regarding the quantity and quality of the water available?	<i>Yes</i>			
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 _____	<i>Yes</i>			

[Handwritten Signature]

INITIALS

DATE OF DISCLOSURE

ADDRESS:

2095 Breton Rd

Quadra Island, BC

V0P 1H0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		<i>U</i>		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<i>U</i>		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<i>U</i>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<i>U</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>U</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>U</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				<i>U</i>
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<i>U</i>			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>U</i>		
G. Are you aware of any structural problems with any of the buildings?		<i>U</i>		
H. Are you aware of any additions or alterations made in the last sixty days?		<i>U</i>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>U</i>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>U</i>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>U</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>U</i>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>16</u> years)		<i>U</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>U</i>		
O. Are you aware of any problems with the plumbing system?		<i>U</i>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<i>U</i>
Q. Does the building contain unauthorized accomodation?		<i>U</i>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		<i>U</i>		
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.)				<i>U</i>
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		<i>U</i>		
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? _____		<i>U</i>		

U BAW

INITIALS

DATE OF DISCLOSURE

ADDRESS:

2095 Breton Rd

Quadra Island, BC

V0P 1H0

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?		<i>u</i>		
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?		<i>u</i>		

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.)

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 disclosure statement and agrees that a copy may be given to a prospective buyer.

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 agencies or their representatives warrant or guarantee the information provided about the Premises.

11.2

RURAL ONE (RU-1)

11.2.1 PERMITTED USES

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

11.2.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of the bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family* residential *building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

11.2.3 LOT AREA

- a) The minimum *lot* area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed*

#1391

11.2.4 SETBACKS

- a) Except where otherwise specified in this bylaw:
 - 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
 - 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
 - 3) *Side yard* shall be a minimum of 3.0 metres (9.84 feet) from a side *lot* line.

- b) No **building** used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or **stream**.

11.2.5 **LOT COVERAGE**

The maximum **coverage** of all **buildings** and **structures** on a **lot** shall be 15%.

End - RU-1