

Desirable Southern Cortes Island Acreage with meticulously crafted home



This **2.65-acre** property with residence is located on the desirable south end of **Cortes Island**, enjoys partial ocean views and is only a 3-minute leisurely walk to quiet sandy beaches and Smelt Bay Provincial Park. The acreage also backs on to a **129-acre** forest reserve. Enjoy this very peaceful location. **1 acre** of the property has been fenced and beautifully landscaped with 14 fruit trees, numerous rose bushes and a great variety of other ornamental flowering shrubs and trees.

This meticulously crafted and beautifully detailed 4 bedroom residence provides approximately **2000sqft** of very comfortable living space with exceptional attention to detailing throughout, including an outstanding kitchen with beautiful wood cabinetry and state of the art appliances surrounded by large windows that provide an abundance of natural light. An excellent use of space with a funky corner island and bar top!



The main living area is on the top floor and is an open plan layout that includes the kitchen, dining and living area with vaulted ceilings and the master suite. The ground level incorporates the entry / mudroom, laundry area, 3 bedrooms, office, full bathroom and large rec-room.



There are very appealing and quality finishing features throughout the home. These include fir interior trim, solid fir entry doors, sliders and wood sash windows – all thermal-panes with screens, attractive hard-wood flooring, vaulted ceilings and 2 full modern bathrooms. The lavish ensuite has a soaker tub tucked into a bay window, 2 surface mount basins and a spacious tiled shower.

In-floor radiant heating in addition to a free standing wood stove provides economical and comfortable heat. There are 2 water tanks in the laundry room; one for hot water the other for the radiant in-floor heating. The in-floor heat covers half of downstairs (bathroom, bedrooms and rec-room) and all of upstairs. All electrics and plumbing were replaced in 2001 (to code) and the house is extremely well-insulated. There is a generator transfer switch in the room next to the laundry (ideal for power outages).



The exterior of the home is finished in cedar with a metal roof. The design incorporates 4 covered outside decks with both cedar and tempered glass railings. Ideal for entertaining or for sitting and enjoying the pristine and tranquil setting.

The acreage and home are fully serviced. The hydro electric service has been installed underground. Separate services have been added between the gate and the house. These are services ready for what was going to be a studio/workshop and are ready for any future building. There is also water/phone/septic and hydro there.



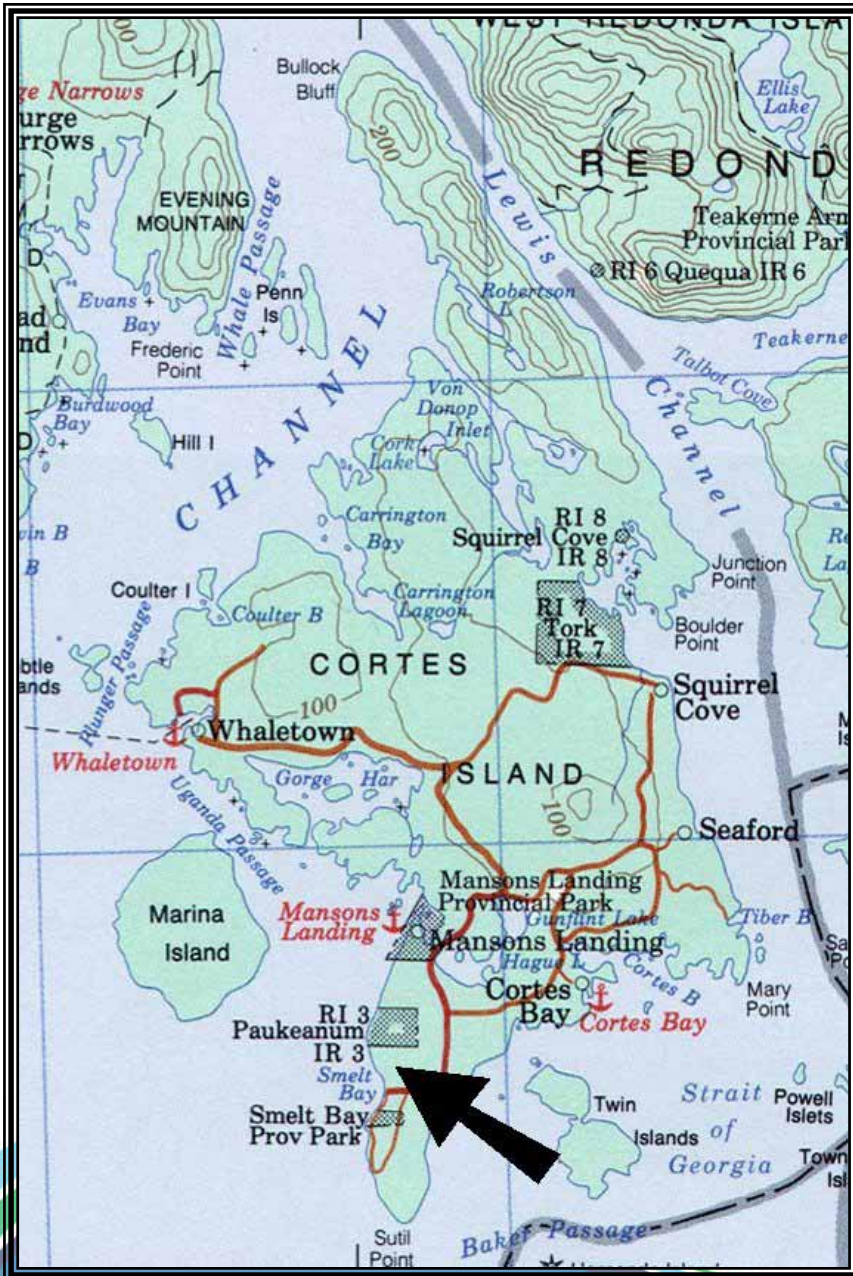
There is an approved septic system and a deep drilled well, reported to produce an amazing 10 gallons per minute. **1 acre** of the property is fenced and landscaped with the balance of the land in its natural state. For those who require additional space, the adjoining 2.35 acre property is also available for purchase.

Cortes Island has a population of around 1000 people. A relaxed rural lifestyle is evident throughout, particularly in the Community Hall, which hosts the Post Office, Library and small College. "Downtown Manson's" includes the School, Medical Centre, Cortes Market General Store, restaurant, credit union, fire hall, museum and future housing for seniors. Undeveloped commercial land provides for future expansion. Provincial Parks with beaches, public dock and freshwater lakes are minutes away.



Cortes Island, part of the Discovery Islands is considered a major gateway to the very popular Desolation Sound region; well known for its waterfalls, secret coves, rock cliffs and tranquil natural beauty with plenty of opportunity for wildlife viewing, including bald eagles and bears. For the outdoor enthusiast it is truly one of the best jumping off points for a variety of outdoor activities including fishing, prawning, kayaking & hiking. This area enjoys a nice temperate climate and the waters here are warmer than in most other areas on the coast.

Access to Cortes Island is a 45-minute trip via regularly scheduled ferry service from Heriot Bay on Quadra Island. Quadra Island is a short 10-minute ferry ride from Campbell River. During the summer months there is also regular float plane service from Vancouver and Seattle directly into Cortes Bay.



Zoning: R-1
Strathcona Regional District
2011 Taxes: \$1609.42
Latitude: 50° 02'
Longitude: 124° 59'

BC Oceanfront Team

Ed Handja
Personal Real Estate Corporation
 Cell (250) 287-0011

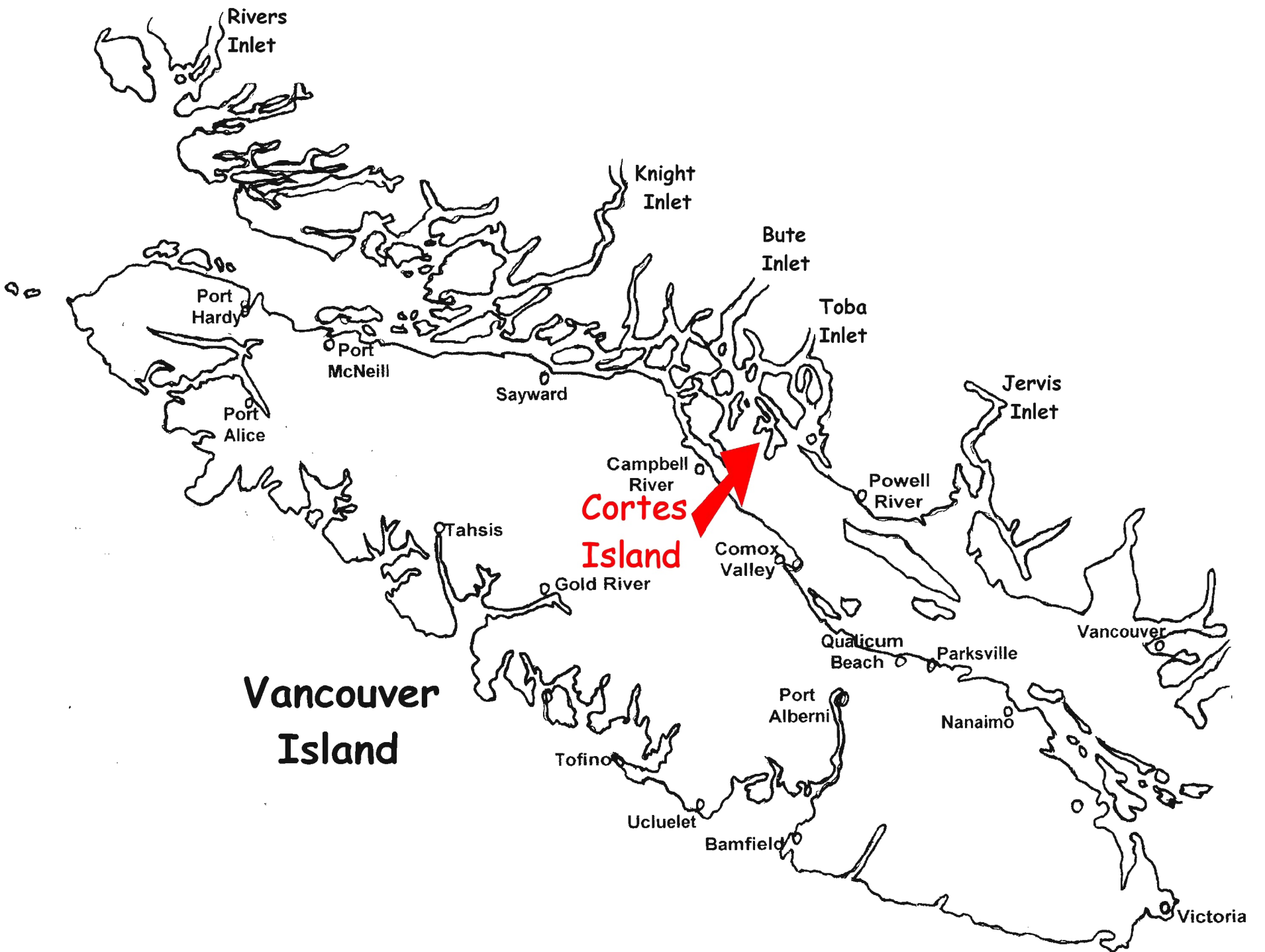
Shelley McKay
 Cell (250) 830-4435
 (Licensed Associate)

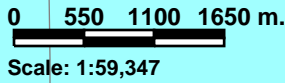
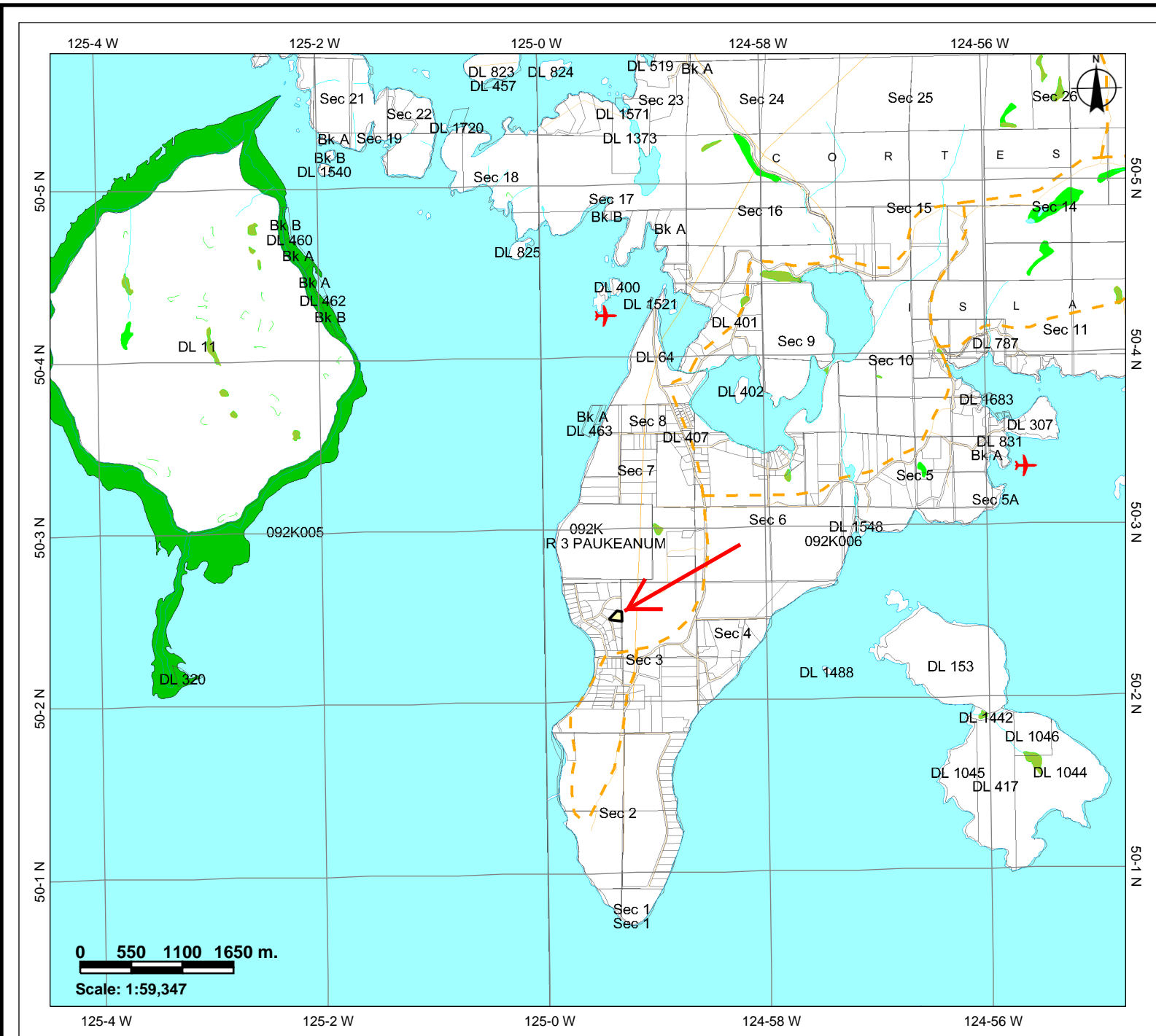
www.bcoceanfront.com

Coast Realty Group (CR) Ltd.
 1211 Cypress Street,
 Campbell River, B.C. V9W 2Z3
 Toll Free: 1-800-563-7322
 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.

www.BCOceanfront.com





Online Cadastre Mapping

- Legend*
- Water - Rivers, Creeks, Shorelines, etc. (1:20,000)
- Glacier
 - Icefield
 - Canal
 - Dam
 - Dam - Beaver
 - Ditch
 - Falls
 - Flume
 - Rapids
 - River or Stream - Definite
 - River or Stream - Dry
 - River or Stream - Indefinite
 - River or Stream - Left Bank
 - River or Stream - Right Bank
 - Dam - section Base
 - Flooded Land - Inundated
 - Lake - Definite
 - Lake - Indefinite
 - Lake - Intermittent
 - Reservoir - Definite
 - Reservoir - Indefinite
 - Reservoir - Intermittent
 - Marsh
 - Swamp
 - Breakwall or Breakwater - Large
 - Dyke or Levee
 - Island - Definite
 - Sand Bar
 - Sea Wall
 - Coastline - Definite
 - Coastline - Indefinite
 - Transportation - Road
 - Transportation - Railroads

Copyright/Disclaimer

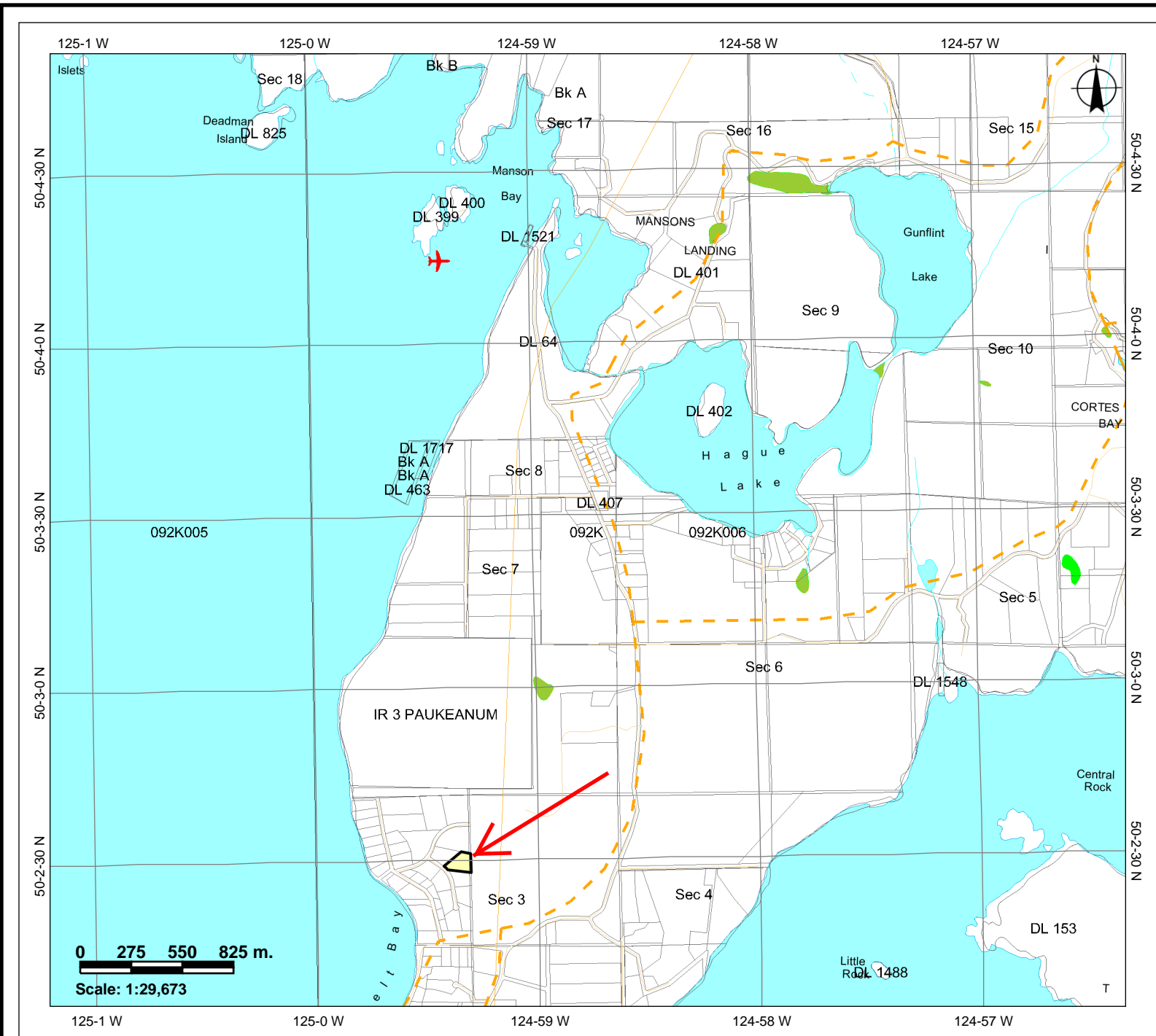
The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on this web site please complete the Copyright Permission Request Form which can be accessed through the Copyright Information Page.

CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia





BRITISH COLUMBIA

Online Cadastre Mapping

Legend

Water - Rivers, Creeks, Shorelines, etc. (1:20,000)

- Glacier
- Icefield
- Canal
- Dam
- Dam - Beaver
- Ditch
- Falls
- Flume
- Rapids
- River or Stream - Definite
- River or Stream - Dry
- River or Stream - Indefinite
- River or Stream - Left Bank
- River or Stream - Right Bank
- Dam - section Base
- Flooded Land - Inundated
- Lake - Definite
- Lake - Indefinite
- Lake - Intermittent
- Reservoir - Definite
- Reservoir - Indefinite
- Reservoir - Intermittent
- Marsh
- Swamp
- Breakwall or Breakwater - Large
- Dyke or Levee
- Island - Definite
- Sand Bar
- Sea Wall
- Coastline - Definite
- Coastline - Indefinite
- Transportation - Road, Railroads

Copyright/Disclaimer

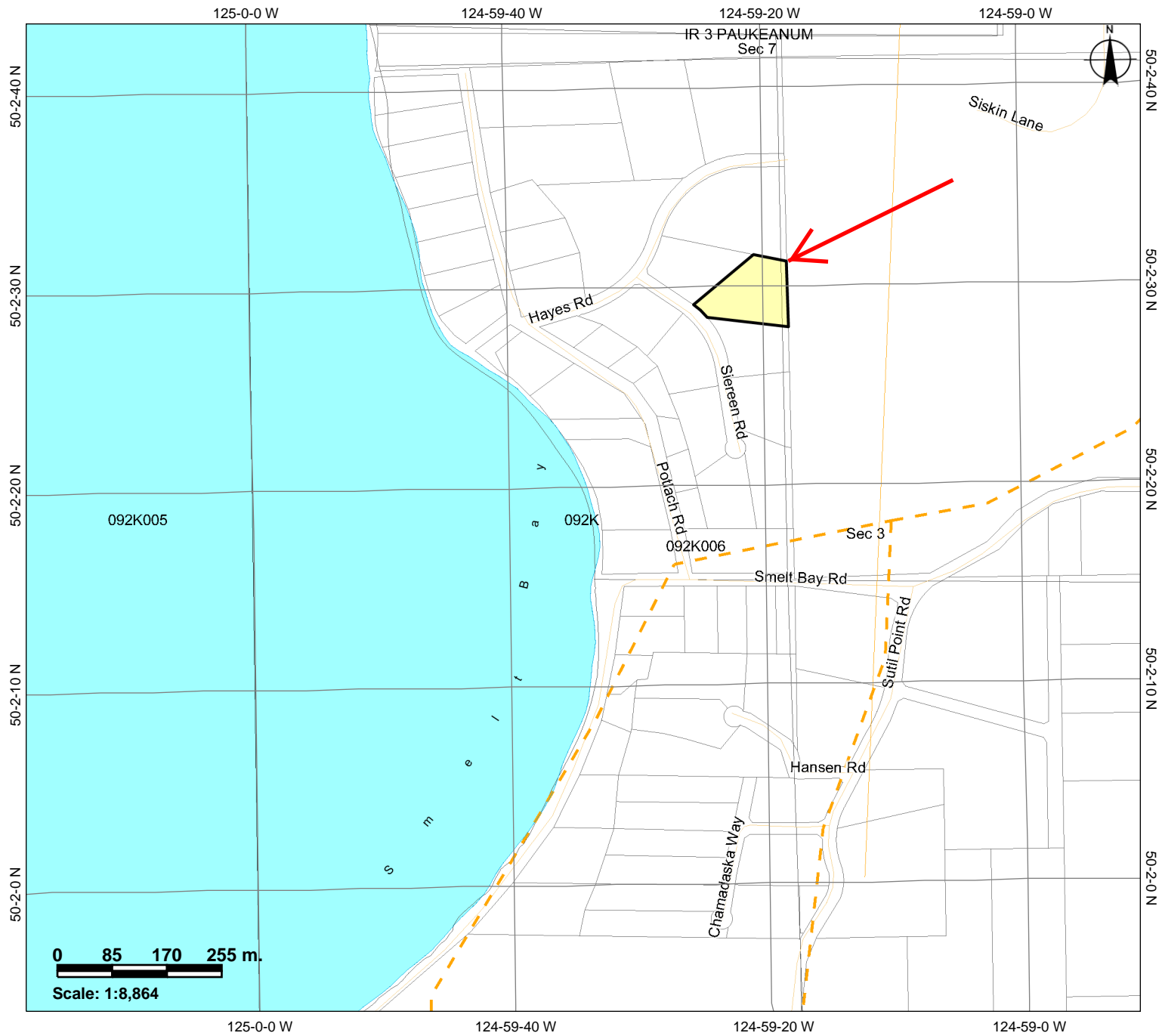
The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on this web site please complete the Copyright Permission Request Form which can be accessed through the Copyright Information Page.

CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia

Fort St. John
Terrace
Quesnel
Vernon Trail
Victoria



Online Cadastre Mapping

Legend

Water - Rivers, Creeks, Shorelines, etc. (1:20,000)

- Glacier
- Icefield
- Canal
- Dam
- Dam - Beaver
- Ditch
- Falls
- Flume
- Rapids
- River or Stream - Definite
- River or Stream - Dry
- River or Stream - Indefinite
- River or Stream - Left Bank
- River or Stream - Right Bank
- Dam - section Base
- Flooded Land - Inundated
- Lake - Definite
- Lake - Indefinite
- Lake - Intermittent
- Reservoir - Definite
- Reservoir - Indefinite
- Reservoir - Intermittent
- Marsh
- Swamp
- Breakwall or Breakwater - Large
- Dyke or Levee
- Island - Definite
- Sand Bar
- Sea Wall
- Coastline - Definite
- Coastline - Indefinite
- Transportation - Road, Railroads

Copyright/Disclaimer

The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on this web site please complete the Copyright Permission Request Form which can be accessed through the Copyright Information Page.

CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia



erived

12
Plan 44250

ROAD
 $r=164.06$
 $a=55.09$

$104^{\circ}02'25''$

146.59

$100^{\circ}26'31''$

48.00

Common
Property

A
0.951 ha

11

Plan 44250

B
1.073 ha

$123^{\circ}16'53''$

$168^{\circ}42'40''$
8.40

$49^{\circ}53'57''$
123.17

$123^{\circ}06'38''$

63.98

HAYES

SIREEN

Strata Plan
VIS6025

Section 3

$33^{\circ}09'45''$

$a=20.89$

$40^{\circ}22'21''$

$r=166.00$

$a=28.60$

4

125.03

$94^{\circ}54'05''$

found disturbed,
re-set

ROAD

10

Plan 44250

5

1453.



Date of disclosure: January 20, 2012

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

ADDRESS: 550 Siereen Road Cortes Island V0P1K0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input checked="" type="checkbox"/> Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s) _____ 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.			THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.	
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?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?	AS		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Have you received any other notice or claim affecting the Premises from any person or public body?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are the Premises managed forest lands?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are the Premises in the Agricultural Land Reserve?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any fill materials anywhere on the Premises?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any uncapped or unclosed water wells on the Premises?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any water licences affecting the Premises?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Have the Premises been logged in the last five years?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If yes, was a timber mark/licence in place?		N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) If yes, were taxes or fees paid?		N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?	AS		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity and quality of the water available?	AS		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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 _____				

AS
INITIALS

DATE OF DISCLOSURE

ADDRESS: 550 Siereen Road

Cortes Island

V0P1K0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		N/A		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	AS			
B. To the best of your knowledge, is the ceiling insulated?	AS			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		AS		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		AS		
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	AS			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any problems with the heating and/or central air conditioning system?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>10</u> years)		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Does the building contain unauthorized accomodation?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.)		N/A		
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		AS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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? _____		AS	AS	<input checked="" type="checkbox"/>

AS AS

INITIALS

DATE OF DISCLOSURE

ADDRESS: 550 Siereen Road

Cortes Island

V0P1K0

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?		AS	<input checked="" type="checkbox"/>	<input checked="" 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?		AS	<input checked="" type="checkbox"/>	<input checked="" 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.)

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.

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 agencies or their 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®).

PART 600

ZONES

601 (See also Parts 100 - 500)

RESIDENTIAL ONE (R-1)

1) PERMITTED PRINCIPAL USE

- a) Residential.

2) PERMITTED ACCESSORY USES

- a) Accessory buildings and structures.

3) CONDITIONS OF USE

- a) Residential use on a lot is limited to one single family dwelling and one secondary suite, or one single family dwelling and one cottage limited in size to 60 square metres (645.85 square feet) in total floor area.
- b) For each additional 1.0 hectare (2.47 acres) of land area on a lot (in excess of required minimum lot area), one additional dwelling shall be permitted to a maximum of three dwellings per lot (and one secondary suite or one cottage per lot).

4) SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

- a) Except where otherwise specified, the setbacks and height requirements for buildings and structures within the Residential One zone shall be as set out in the table below.

Type of Structure	Maximum Height	Required Setback From All Property Lines
Principal & Accessory	10.0 m (32.8 feet)	<ul style="list-style-type: none"> • 4.5 m (14.76 feet) on lots less than or equal to 1.0 ha (2.47 acres) • 7.5 m (24.6 feet) on lots greater than 1.0 ha (2.47 acres)

[Part 400, Siting Specifications, of this bylaw and Bylaw No. 1836, being the "Floodplain Management Bylaw, 1997", may affect the siting of structures adjacent to roads, and the natural boundaries of watercourses and the sea, respectively.]

5) LOT COVERAGE

- a) On lots less than or equal to 1.0 hectare (2.47 acres) the maximum lot coverage of all buildings and structures shall not exceed 20% of the total lot area.
- b) On lots greater than 1.0 hectare (2.47 acres) the maximum lot coverage of all buildings and structures shall not exceed 10% of the total lot area.

6) SUBDIVISION REQUIREMENTS (SEE ALSO PART 500)

Minimum Lot Area:

- a) When connected to community water and/or sewerage system: 8000 square metres (1.98 acre).
- b) When serviced by well and approved septic disposal system: 1.0 hectare (2.47 acre).

Average Lot Area:

The smallest lot area permitted pursuant to density-averaging zoning provisions shall be no less than 75% of the minimum lot area cited above.

(Note: Prior to construction of a dwelling on a property, or alteration of a dwelling to incorporate a suite, Environmental Health approval shall be obtained.)

END • R-1