



**Quadra Island, 774 Summer Run Place
Oceanfront Home with Moorage
\$525,000 Canadian**

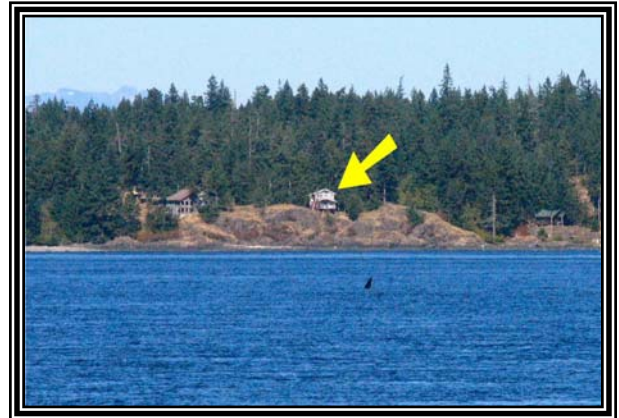
A Premier Quadra Island Oceanfront Location



This property and home is situated in the north-west end of Quathiaski Cove on Quadra Island. A truly wonderful location in many ways, from here one enjoys bright, sunny, southern exposure and diverse views that range from the back of Quathiaski Cove, Grouse Island, and across the waterways of Discovery Passage to Campbell River with the Strathcona Park Mountain Range as your backdrop. Protected from prevailing winds, there are also substantial moorage facilities tucked into the north corner of the cove. The active tidal waters in front of the

property as well as the surrounding land are abundant with wildlife.

The home is an extremely well-built yet modestly-sized 15-year-old building with a full concrete foundation, cedar siding, 2x6 construction, and some very appealing timber features incorporated into the covered front deck with glass railings.



The main living area is approx. 635sqft and includes a generously sized living room, a nicely-appointed kitchen with attractive wood cabinetry, a laundry/storage room and a 2-piece bathroom. The entire second floor is a master suite approx 490sqft in size. This makes for a generous size bedroom which also has a built-in office/work area and a full bath with a claw-foot tub.



There are lots of windows up and down to enjoy the sunshine and the ever-changing views from this location. The home has been designed to be expanded into a three-level split therefore the initial structure is plumbed and wired to accommodate this expansion and drawings are available.



This home is situated on a .5 acre strata title lot, one of five such lots which are part of a 15-acre parcel in its natural state for the most part and beautifully treed.

There are many acres of common land to enjoy. The moorage facilities are substantial and shared with the four neighbours. The properties all have the benefit of a permitted sewage treatment system and water from a drilled well. When the development was created it was legally deemed water access only however there is road access off of April Point Rd onto Summer Run Place.



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. Residents of Quadra Island 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, power-boating 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.



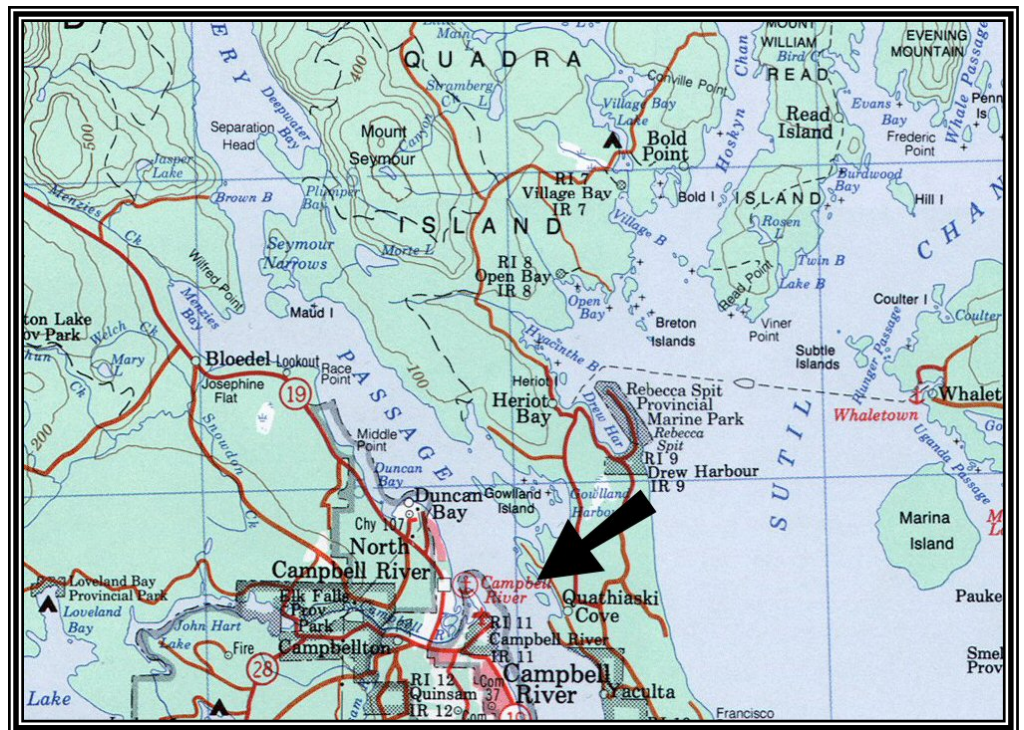
**Zoning: CR-2
Strathcona
Regional District
2010 Taxes: \$2480.10
Latitude: 50° 3'
Longitude: 125° 13'**

BC Oceanfront Team

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

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

www.bcoceanfront.com

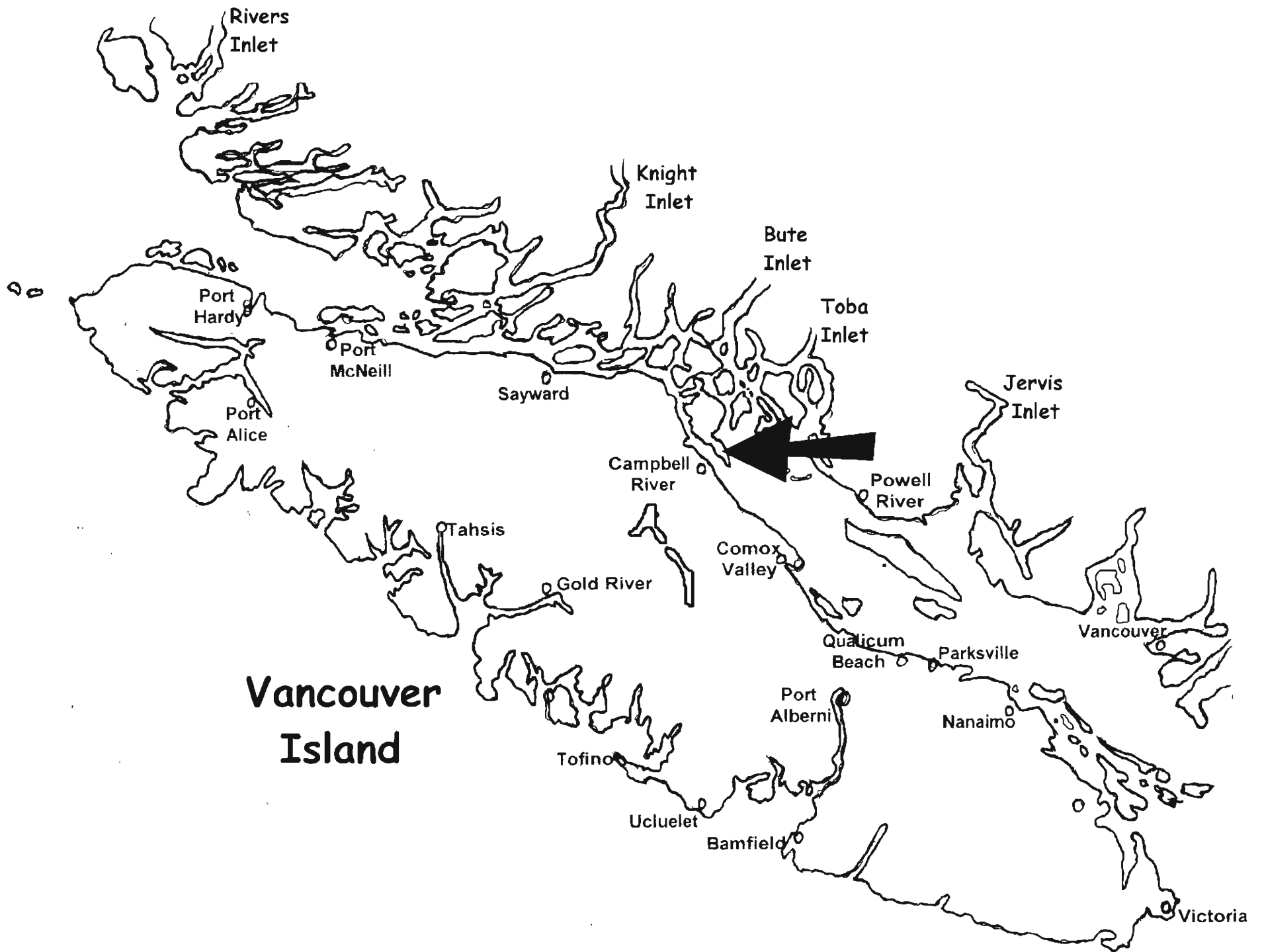


Coast Realty Group (CR) Ltd.

1211 Cypress Street, Campbell River, B.C. V9W 2Z3

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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.



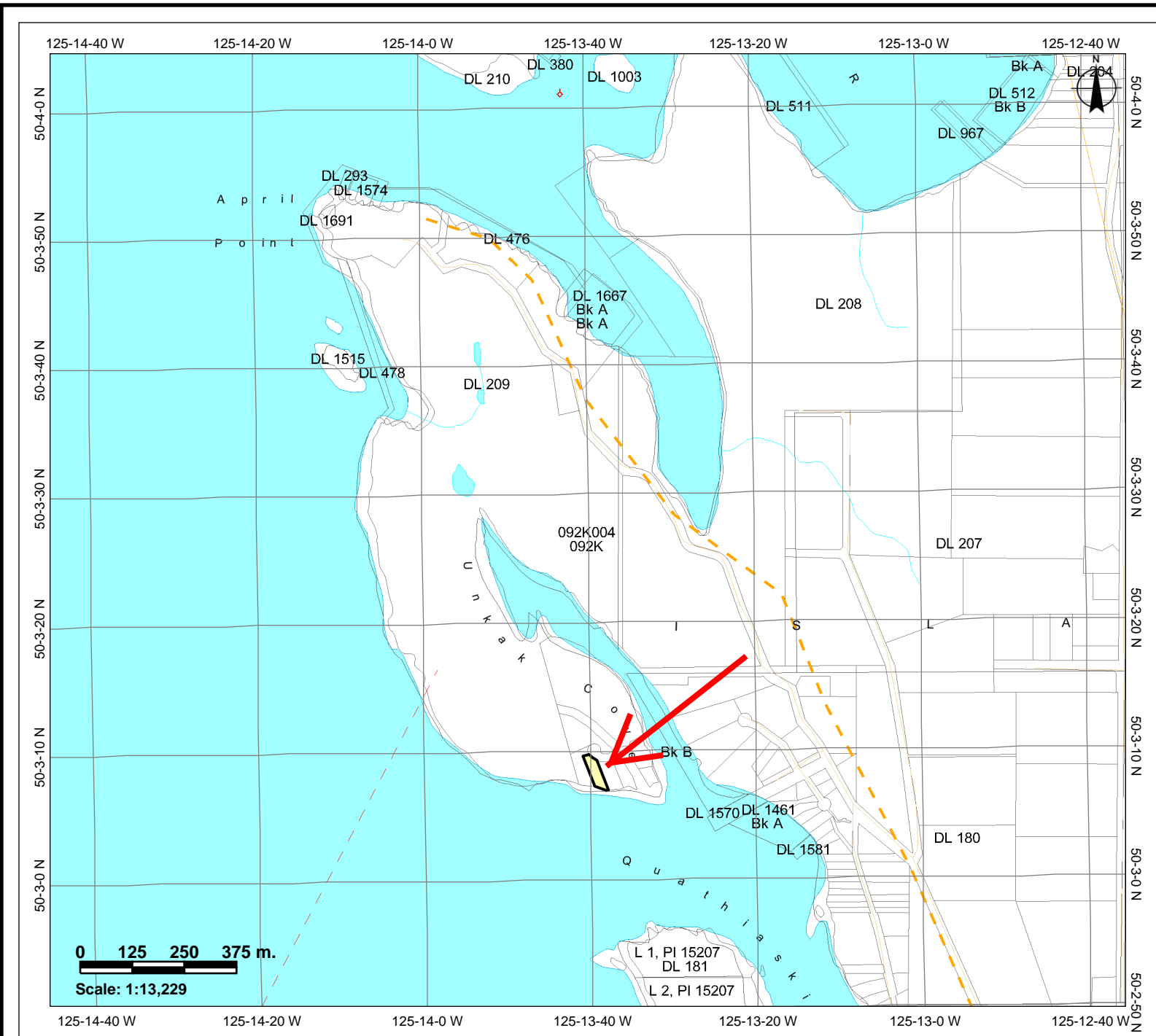


**Maurelle
Island**

**Quadra
Island**

**Read
Island**

**Campbell
River**



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

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Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia



BARE LAND STRATA PLAN OF LOT 1, D.L. 209, SAYWARD DISTRICT, PLAN VIP 60757

06th XS-772+R's

PLAN VS 3637

B.C.G.S. 92K.004

SCALE 1:750

LEGEND

- Bearings are astronomic and are derived from Plan 778R
- Indicates Standard Iron Post found L Indicates Arc length
- Indicates Standard Iron Post placed R Indicates Radius
- Indicates Standard Lead Plug found
- SL Indicates Strata Lot
- All distances are in metres and decimals thereof.
- This plan lies within the Regional District of Comox Strathcona

"ACCESS BY WATER ONLY"

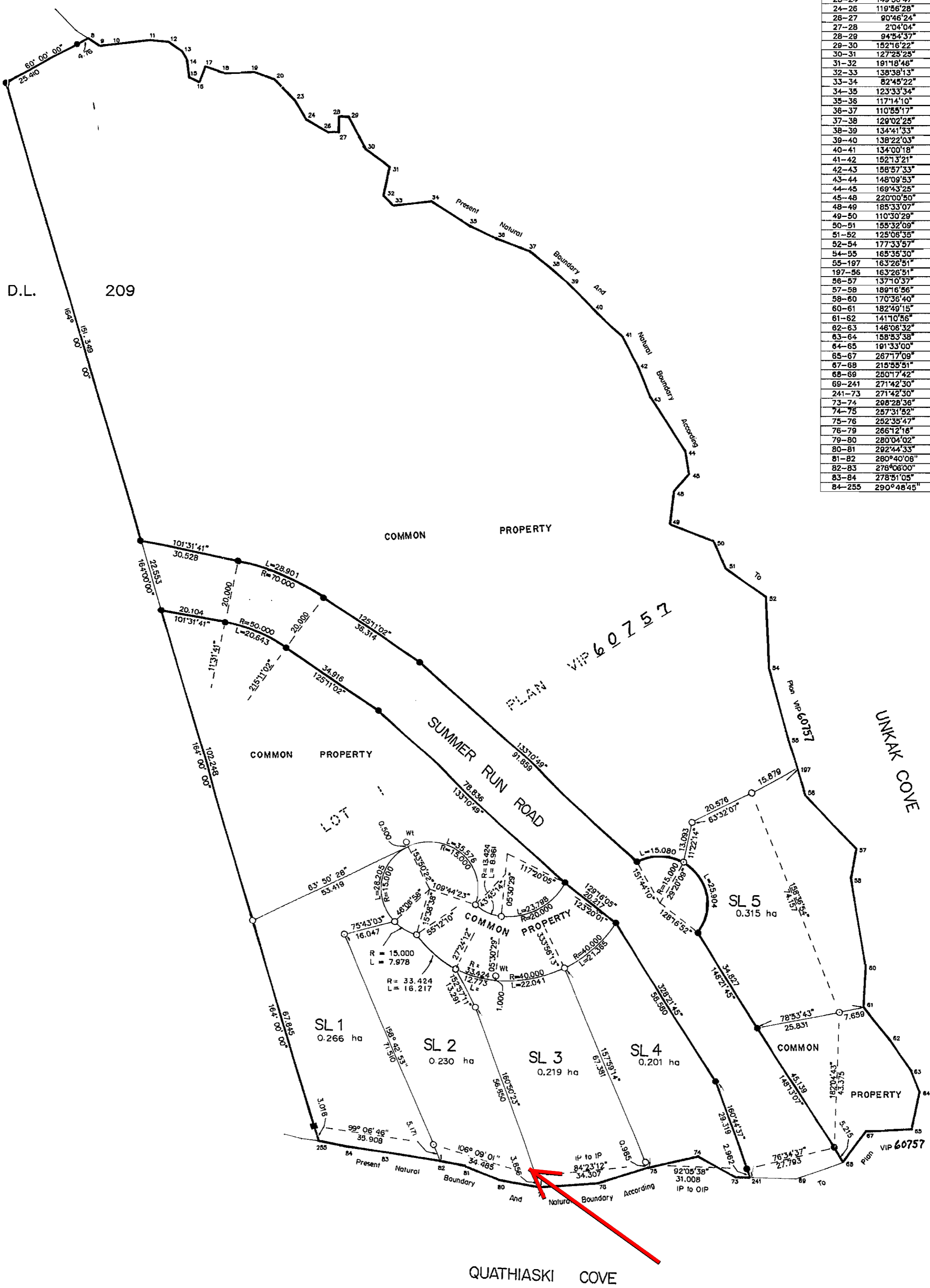
Deposited in the Land Title Office at Victoria, B.C. this 21 day of February 1995

Jan McDonald
Registrar

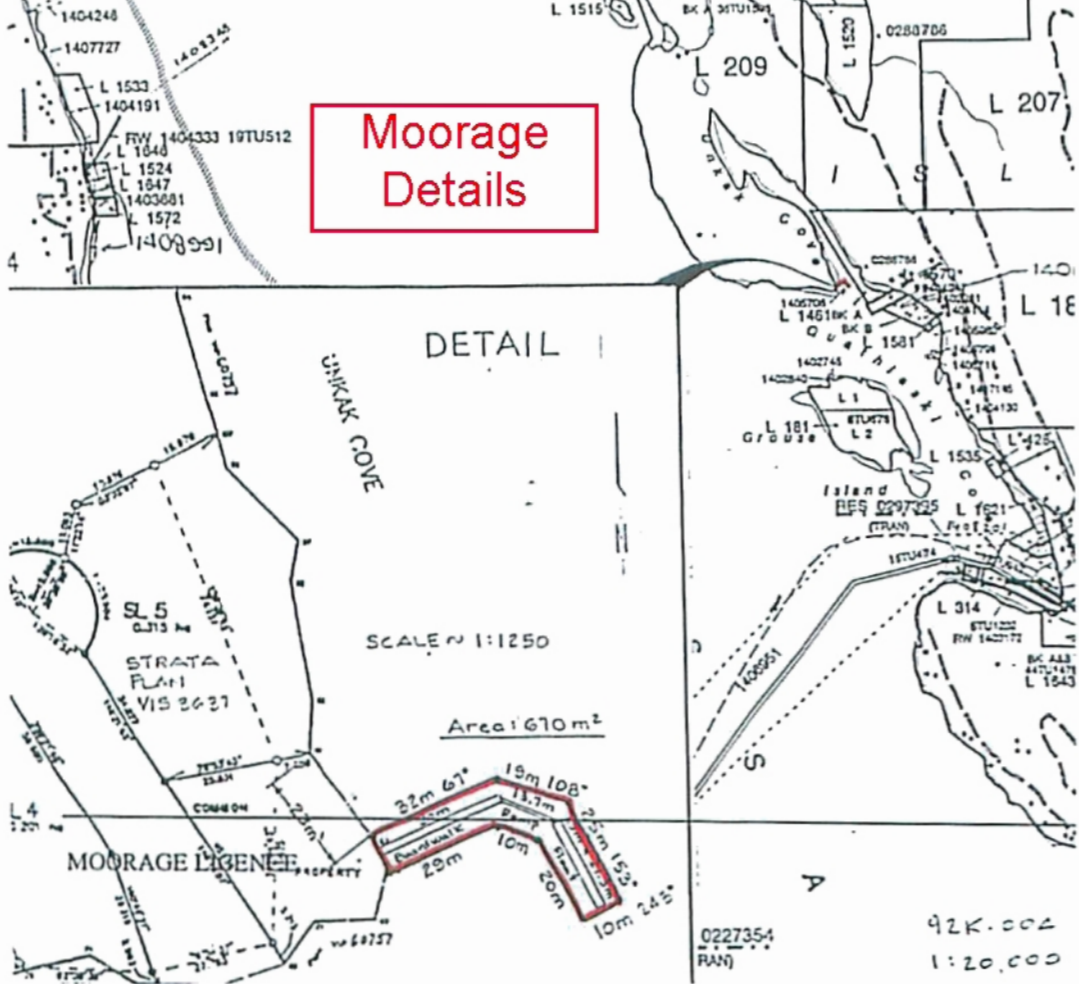
EJ19125

TRAVERSE TABLE OF PRESENT NATURAL BOUNDARY

STATIONS	BEARING	DISTANCE
8-9	136°44'47"	3.805
9-10	85°52'22"	4.593
10-11	80°52'45"	10.883
11-12	96°48'24"	5.860
12-13	124°59'44"	5.027
13-14	151°31'48"	3.649
14-15	173°01'39"	5.689
15-16	113°45'47"	3.481
16-17	190°01'	5.243
17-18	108°43'24"	6.636
18-19	87°17'40"	8.610
19-20	108°41'02"	6.890
20-23	139°37'38"	8.737
23-24	149°38'47"	7.208
24-26	119°56'28"	8.016
26-27	90°46'24"	3.316
27-28	2°04'04"	4.840
28-29	94°54'37"	2.782
29-30	152°16'22"	10.855
30-31	127°25'25"	9.511
31-32	191°19'48"	9.064
32-33	138°38'13"	4.490
33-34	82°45'22"	11.662
34-35	123°33'34"	13.864
35-36	117°14'10"	9.743
36-37	110°55'17"	11.107
37-38	129°02'25"	8.380
38-39	134°41'33"	8.201
39-40	139°22'03"	11.240
40-41	134°00'18"	12.252
41-42	152°13'21"	9.696
42-43	158°57'33"	11.431
43-44	148°09'53"	20.283
44-45	169°43'26"	7.435
45-48	220°00'50"	7.562
48-49	185°33'07"	10.240
49-50	110°30'29"	14.351
50-51	155°32'09"	9.361
51-52	128°08'38"	14.908
52-54	177°33'57"	22.465
54-55	165°35'30"	24.058
55-197	163°26'51"	9.878
197-96	163°26'51"	9.878
96-57	137°10'33"	23.205
57-58	189°16'56"	9.758
58-60	170°36'40"	27.734
60-61	182°49'15"	13.052
61-62	141°10'56"	12.980
62-63	148°05'32"	11.505
63-64	153°33'38"	7.655
64-65	191°33'00"	12.589
65-67	267°17'09"	14.318
67-68	215°55'51"	11.646
68-69	250°17'42"	15.535
69-241	271°42'30"	14.184
241-73	271°42'30"	4.331
73-74	289°25'58"	13.289
74-75	257°31'52"	15.964
75-76	252°38'47"	16.481
76-79	266°12'16"	17.597
79-80	280°04'02"	12.632
80-81	292°44'33"	11.397
81-82	289°40'08"	9.752
82-83	278°40'00"	15.952
83-84	278°51'05"	11.322
84-255	290°48'45"	10.166



Moorage Details





Date of disclosure: January 20, 2012

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

ADDRESS: 774 Summer Run Place Quadra Island, BC V0P1N0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:
 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 RESPONSES.

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?		✓	<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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?	✓		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		✓	<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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are the Premises managed forest lands?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are the Premises in the Agricultural Land Reserve?		✓	<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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any fill materials anywhere on the Premises?	✓		<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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any uncapped or unclosed water wells on the Premises?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any water licences affecting the Premises?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Have the Premises been logged in the last five years?		✓	<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?		✓	<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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity and quality of the water available?			✓	<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 type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <u>KLARWATER TREATMENT PLANT</u>				

REGIE STOPPED OUT FALL.

S Q

INITIALS

DATE OF DISCLOSURE

ADDRESS: 774 Summer Run Place

Quadra Island, BC

V0P1N0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		✓	 	
F. Are there any current service contracts (i.e., septic removal or maintenance)?		✓	 	
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?	✓ 2x10			
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?		N/A		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		✓	 	
G. Are you aware of any structural problems with any of the buildings?		✓	 	
H. Are you aware of any additions or alterations made in the last sixty days?		✓	 	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓	 	
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?		N/A	 	
Q. Does the building contain unauthorized accommodation?		✓	 	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		✓	 	
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?	✓		 	
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? _____				

S Q

INITIALS

DATE OF DISCLOSURE

ADDRESS: 774 Summer Run Place

Quadra Island, BC

V0P1N0

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?		✓		
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?		✓		

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 HOUSE IS 15 YEARS OLD.

+ THE HOUSE HAS BEEN DESIGNED,
 PLUMBED AND WIRED FOR A THREE
 LEVEL SPLIT, FAMILY ROOM AND
 MASTER BED ROOM. PLANS AND
 DRAWINGS ARE AVAILABLE.

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.

Signature

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 17 day of JAN. yr. 2012. 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

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11.3B

COUNTRY RESIDENTIAL TWO (CR-2)

11.3B.1 **PERMITTED USES**

- a) Single *family dwelling*;
- b) Accessory *buildings* and *structures*.

#1365

11.3B.2 **LOT AREA**

- a) The minimum *lot* area in the Country Residential Two (CR-2) zone shall be 1 hectare (2.47 acres).
- b) Pursuant to Section 996(4) of *Municipal Act*, the minimum size for a parcel to be subdivided under Section 996 of the *Municipal Act* shall be 2.0 hectares (4.94 acres).

11.3B.3 **SETBACKS**

Except where otherwise specified area in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet).
- 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 metres (9.84 feet) from a *side lot line*.

11.3B.4 **LOT COVERAGE**

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

END - CR-2