



**Oceanfront residence with moorage  
921 Whaletown Rd.  
Cortes Island  
\$574,000 Canadian**



**Desirable Gorge Harbour Oceanfront with residence and moorage**

This **1.04-acre** oceanfront property is on Whaletown Rd., a very desirable **Cortes Island** location, situated along the northern shore of Gorge Harbour. This location provides bright sunny exposure and exceptional protected deep water moorage, as well as beautiful views to the South across Gorge Harbour. This acreage is nicely treed with a gently sloping topography down towards the ocean.

The residence is a charismatic Cortes Island home with diverse architecture; a little West Coast styling and a few funky and tasteful touches such as some stained and clear lead glass windows and old fir floors. The home offers approximately 2500 sqft of living area on two floors, incorporating 4+ bedrooms, 2 bathrooms and a living space that includes the kitchen, dining area and living room across the entire oceanside portion of the home.



There is an expansive new cedar deck wrapping around 3 sides of the home and providing access to the main living areas, the primary entrance and the kitchen entrance on the opposite side of the home. The railings are cedar framed with black round iron spindles. The deck stairs lead down to a boardwalk and stairs which take you to an oceanside landing deck where there is a ramp leading you to the dock.

This is an older home, however, over the last 5 – 6 years the present owners have completed a number of significant upgrades and improvements, not only to the home but also to the foreshore improvements. These include foundation and footings for a new deck and house, upgraded electrical service, the new deck, a new roof, skylights, new gutters, hot water tank, upgraded bathrooms - one including a large tiled shower with glass door and exterior feature window, smaller bathroom upstairs with a contoured tub and a freestanding wood vanity, new fridge, dishwasher, dryer, freezer, and satellite TV.



The large brick and masonry chimney in the living room has been WETT certified and fitted with a new liner and a substantial free standing wood burning stove inserted. The water system components such as pumps, pressure tanks, all the wiring and filters - including particle and a Trojan UV max ultra violet - are all new. There are also new ceiling fans and lighting, door lock and handles, interior trim and paint.

There are full services to the property: hydro electricity, drilled well for domestic water, septic system. There is a detached shop with power.

Foreshore license and moorage facilities: adjacent to the shoreline is a newly constructed landing on concrete pilings, with matching black iron spindle railings and cedar framing, with a steel frame wood deck ramp that leads to a substantial 60 X 10 foot dock. All of these mooring improvements, including the chain and anchors, are new and adequate to secure two reasonably large vessels.



This home has character, still requiring a few little finishing touches here and there for the perfectionist. But as it stands, this package offers excellent value and is ready to enjoy.

**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** is part of the Discovery Islands, 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 and hiking. This area enjoys a 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**  
**2010 Taxes: \$2525.06**  
**Latitude: 50° 06' Longitude: 124° 59'**

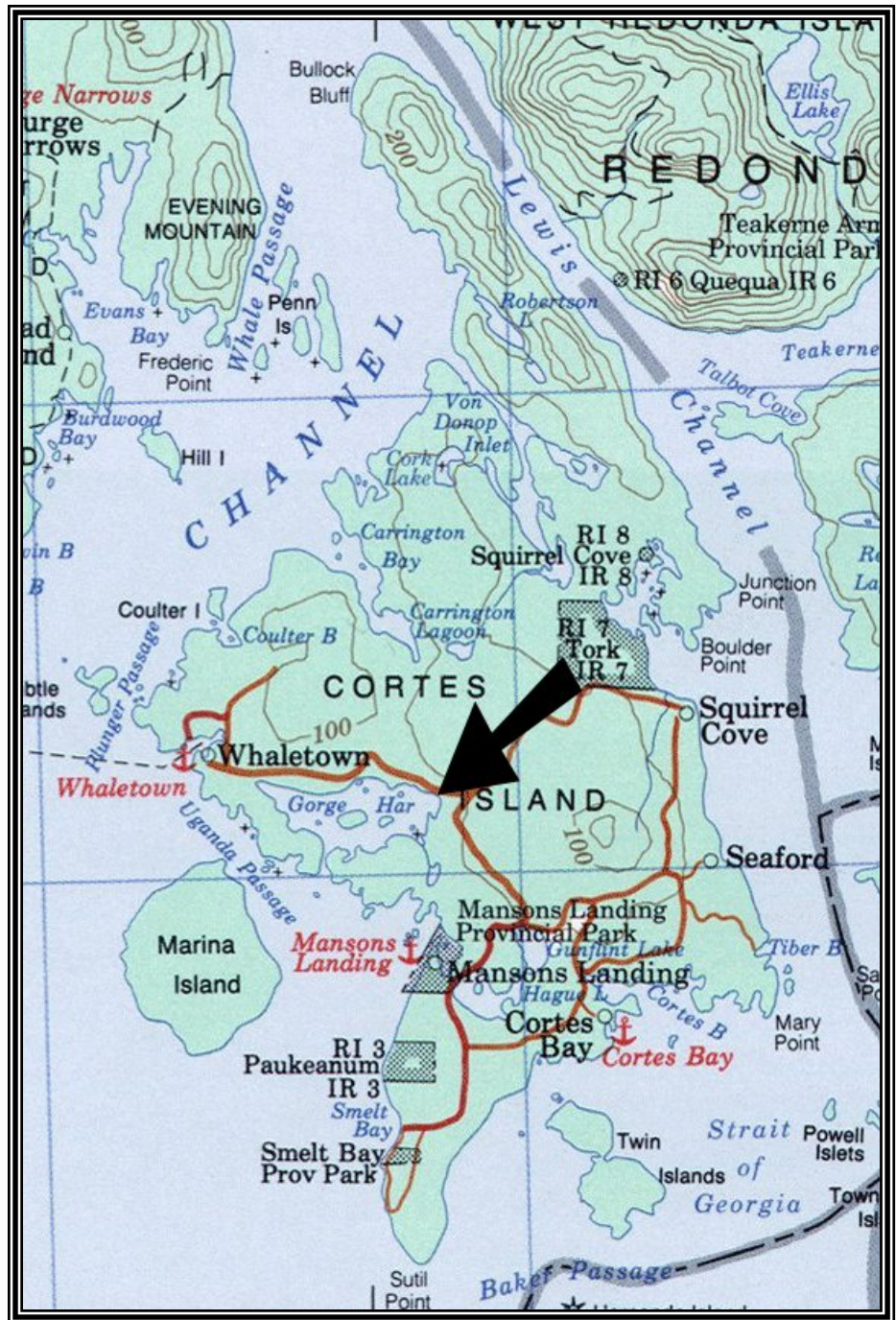
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Licensed Associate  
Cell (250) 830-4435

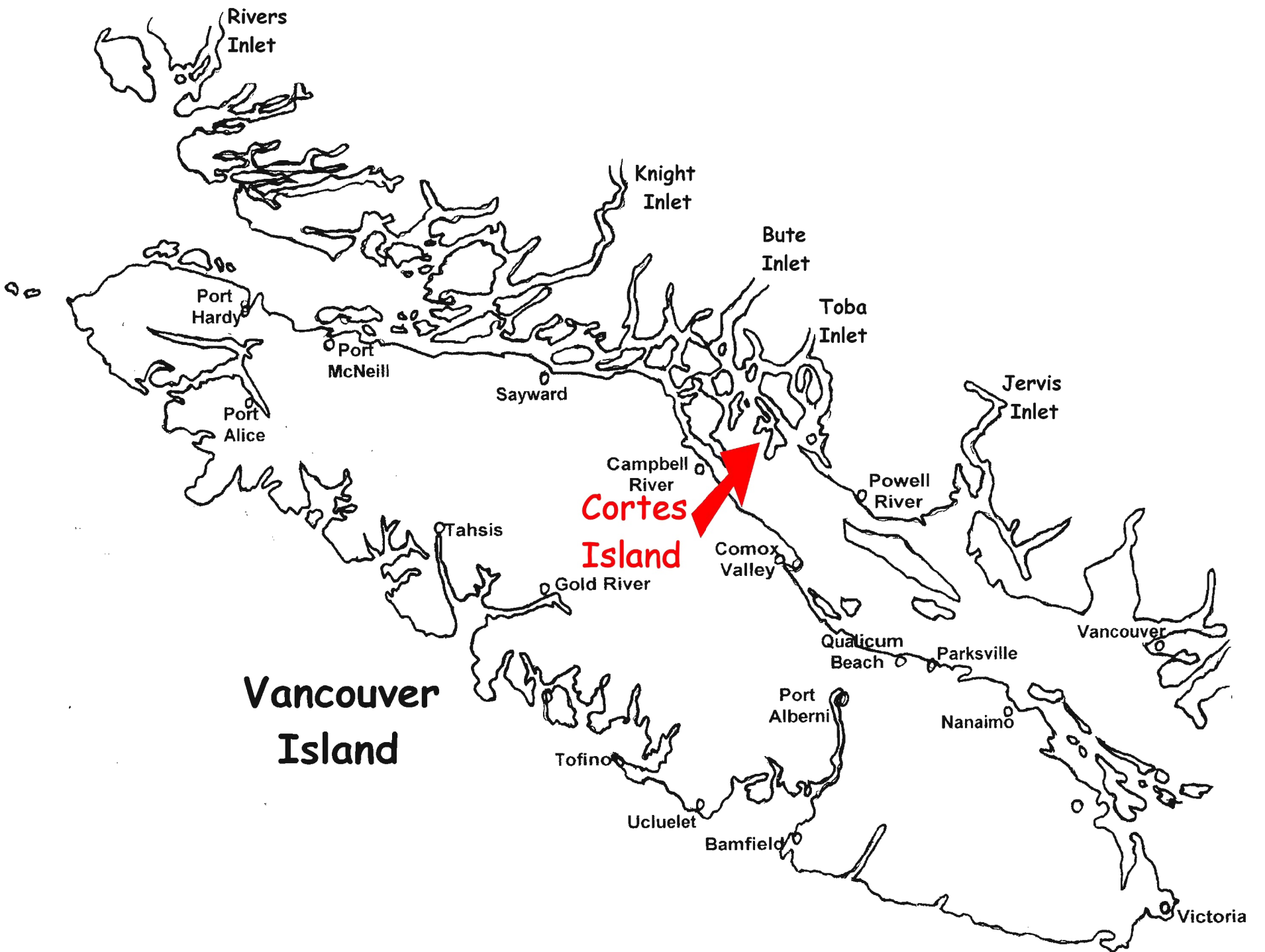
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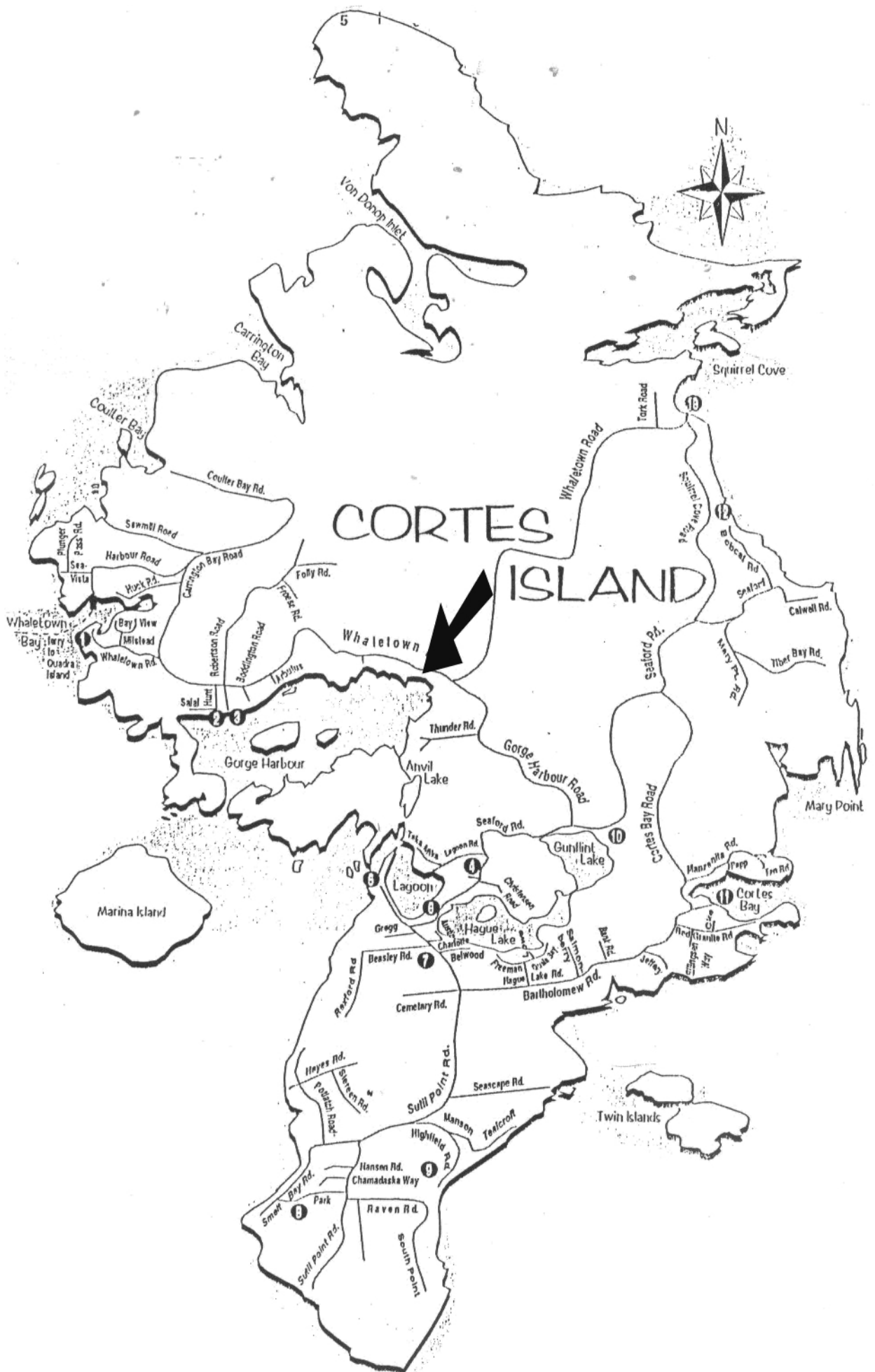
**Coast Realty Group  
(CR) Ltd.**  
1211 Cypress Street,  
Campbell River,  
B.C. V9W 2Z3  
Toll Free: 1-800-563-7322  
Fax Line: (250) 287-7090



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](http://www.BCOceanfront.com)







### Online Cadastre Mapping

Water - Rivers, Creeks, Shorelines, etc. (1:250,000)

- Legend**
- Icefield
  - Icemark - Debris Covered Ice
  - Conduit - Aboveground
  - Conduit - Electrical - Underground
  - Canal - Irrigation
  - Falls
  - Penstock
  - Rapids
  - River or Stream - Definite
  - River or Stream - Braided
  - River or Stream - Disappearing
  - River or Stream - Dry
  - River or Stream - Indefinite
  - River or Stream - Left Bank
  - River or Stream - Right Bank
  - Penstock - Underground
  - Dam
  - Flooded Land - Inundated
  - Lake - Definite
  - Lake - Indefinite
  - Lake - Intermittent
  - Lake - Marshy
  - Reservoir - Definite
  - Flooded Land - Inundated Indefinite
  - Lake - Marshy Indefinite
  - Marsh
  - Beach
  - Breakwall or Breakwater - Large
  - Dyke or Levee
  - Island - Definite
  - Sand Bar
  - Tidal Flats

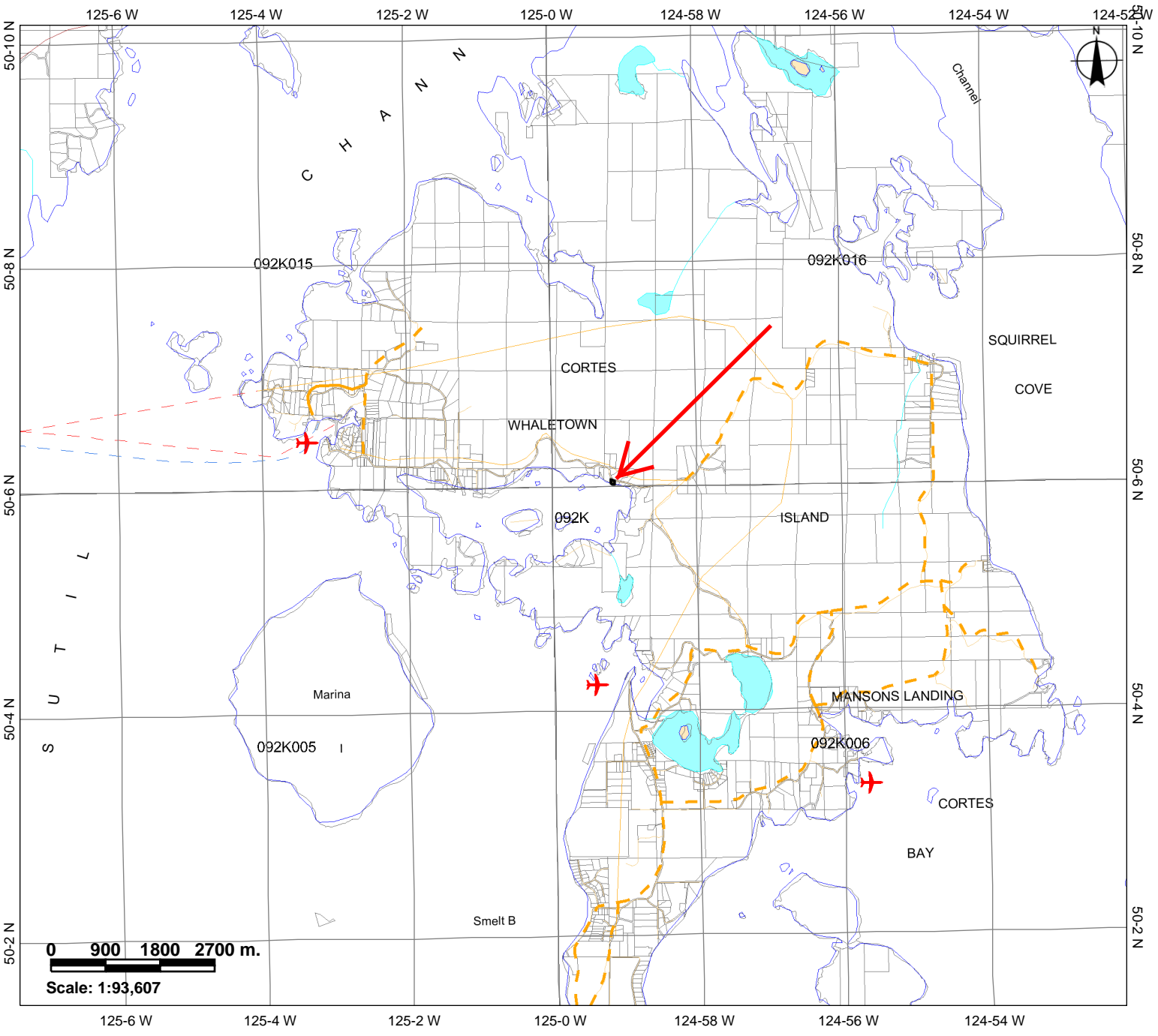
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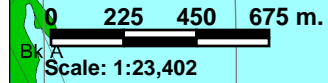
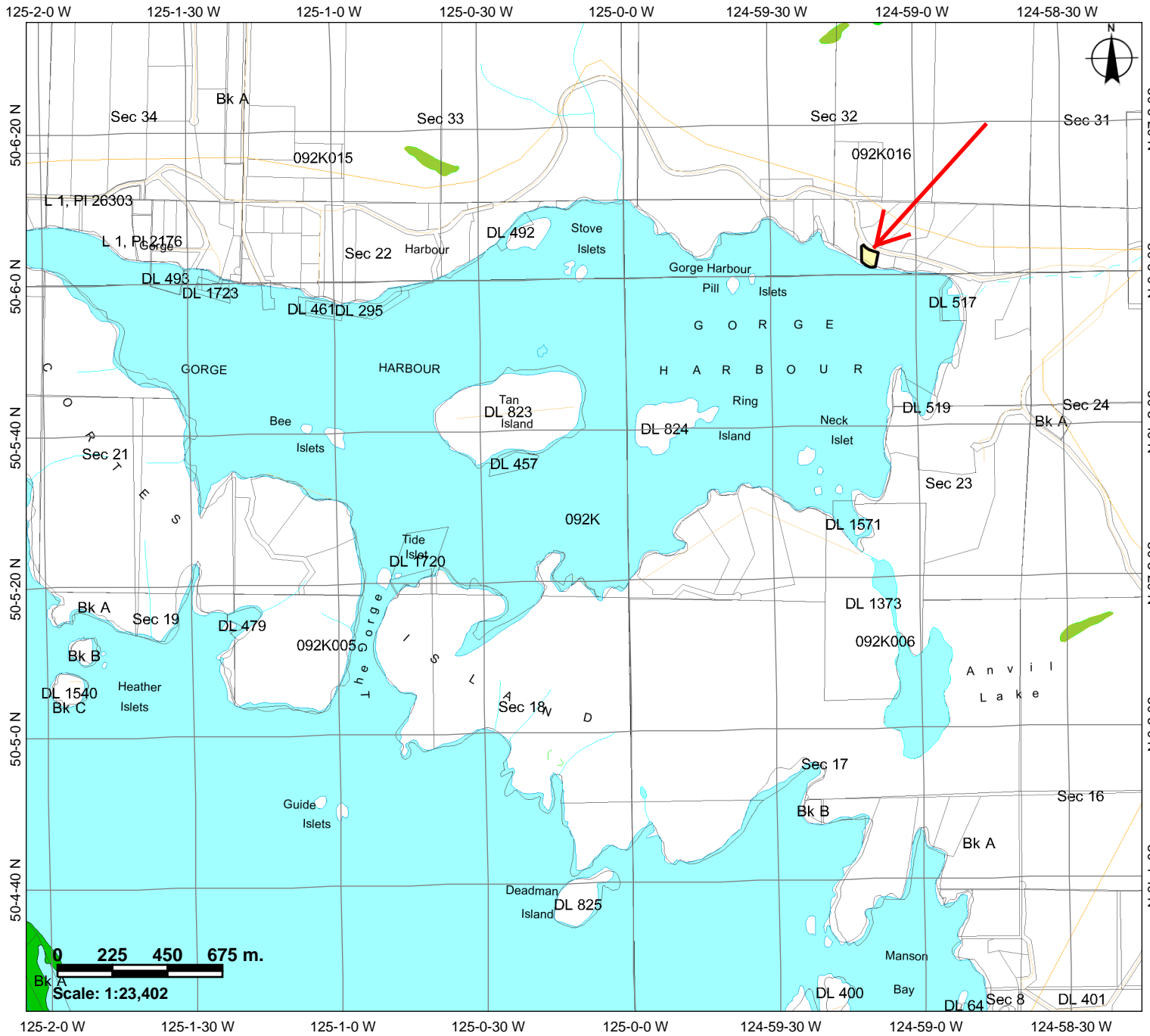
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Datum/Projection: NAD83, Albers Equal Area Conic

### Key Map of British Columbia



0 900 1800 2700 m.  
Scale: 1:93,607



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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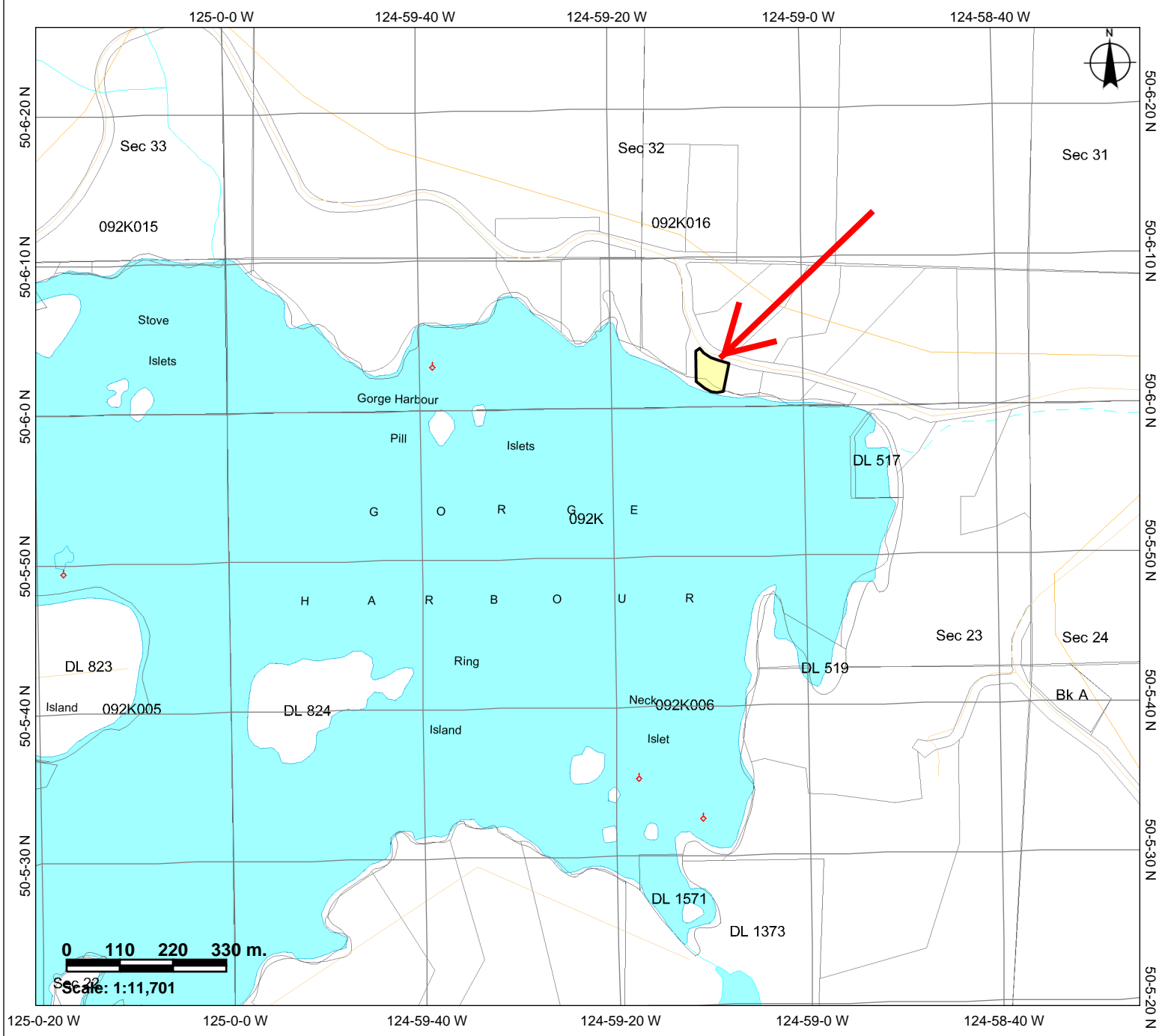
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Key Map of British Columbia







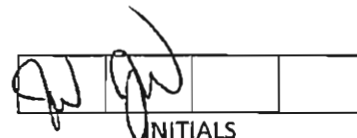
DATE OF DISCLOSURE

ADDRESS: 921 Whaletown Road

Cortes Island

VOPIZO

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>	<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?				<input checked="" type="checkbox"/>
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>			
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<input checked="" type="checkbox"/>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				<input checked="" type="checkbox"/>
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<input checked="" type="checkbox"/>			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>	<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.?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>	<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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>	<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: _____ years)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Does the building contain unauthorized accommodation?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/>	<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.)				<input checked="" type="checkbox"/>
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>	<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? _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

 INITIALS

DATE OF DISCLOSURE

ADDRESS: 921 Whaletown Road

Cortes Island

V0P1Z0

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>[Handwritten mark]</i>	<del></del>	<del></del>
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>[Handwritten mark]</i>	<del></del>	<del></del>

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.**

*[Handwritten signature]*  
SELLER(S)

*[Handwritten signature]*  
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

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**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"> <li>• 4.5 m (14.76 feet) on lots less than or equal to 1.0 ha (2.47 acres)</li> <li>• 7.5 m (24.6 feet) on lots greater than 1.0 ha (2.47 acres)</li> </ul>

[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**