**1636 Kanish View Drive**
**Quadra Island, British Columbia**
**$659,000 Canadian**

**Appealing custom built oceanfront home with in a private rural setting.**

Stylish **1250sqft** custom crafted residence nestled into a very private setting on **5.7 treed oceanfront acres** with **northwest exposure** and approximately **300ft** of easy access walk on beach front at the head of a tranquil bay situated on the passage between Kanish Bay and Granite Bay. This very comfortable 2-bedroom home is ideally suited as a year-round oceanfront residence or as an excellent secluded retreat.

The bright open floor plan and floor to ceiling ocean-side windows lend well to entertaining or enjoying the pristine views of this serene setting. The kitchen features custom hand crafted fir cabinetry, a modern island cook-top and stainless appliances. There are wood floors throughout the residence and the dining area, living area and master bedroom all open onto an expansive ocean-side deck.

The home was built in 2008, and features quality construction and infrastructure throughout including old growth fir timber frame construction and old growth fir trim. Services include 2 drilled wells, a 1000 gallon propane tank (owned not leased) and a 6 kilowatt back up generator. There is also an approved and permitted septic system in place and underground electric hydro service to home. The home is pre-wired for speakers, surround sound and satellite TV inside and outside. A satellite internet system has been installed.

Zoning allows for the construction of an additional cottage and there is certainly more than ample space for a detached garage or shop as well as other outbuildings.

The property features convenience road access and is approximately 25 minutes from the ferry terminal at **Quathiaski Cove**. Just around the corner is **Granite Bay** which provides excellent protected deep-water moorage or anchorage and a public boat launch. This location is an excellent jump off point for fishing, kayaking and numerous other activities within this world renowned island region.

**Quadra Island** is the largest and most populated of the Northern Gulf Islands which is locally referred to as the Discovery Islands. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. Quadra's 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 considerations 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.

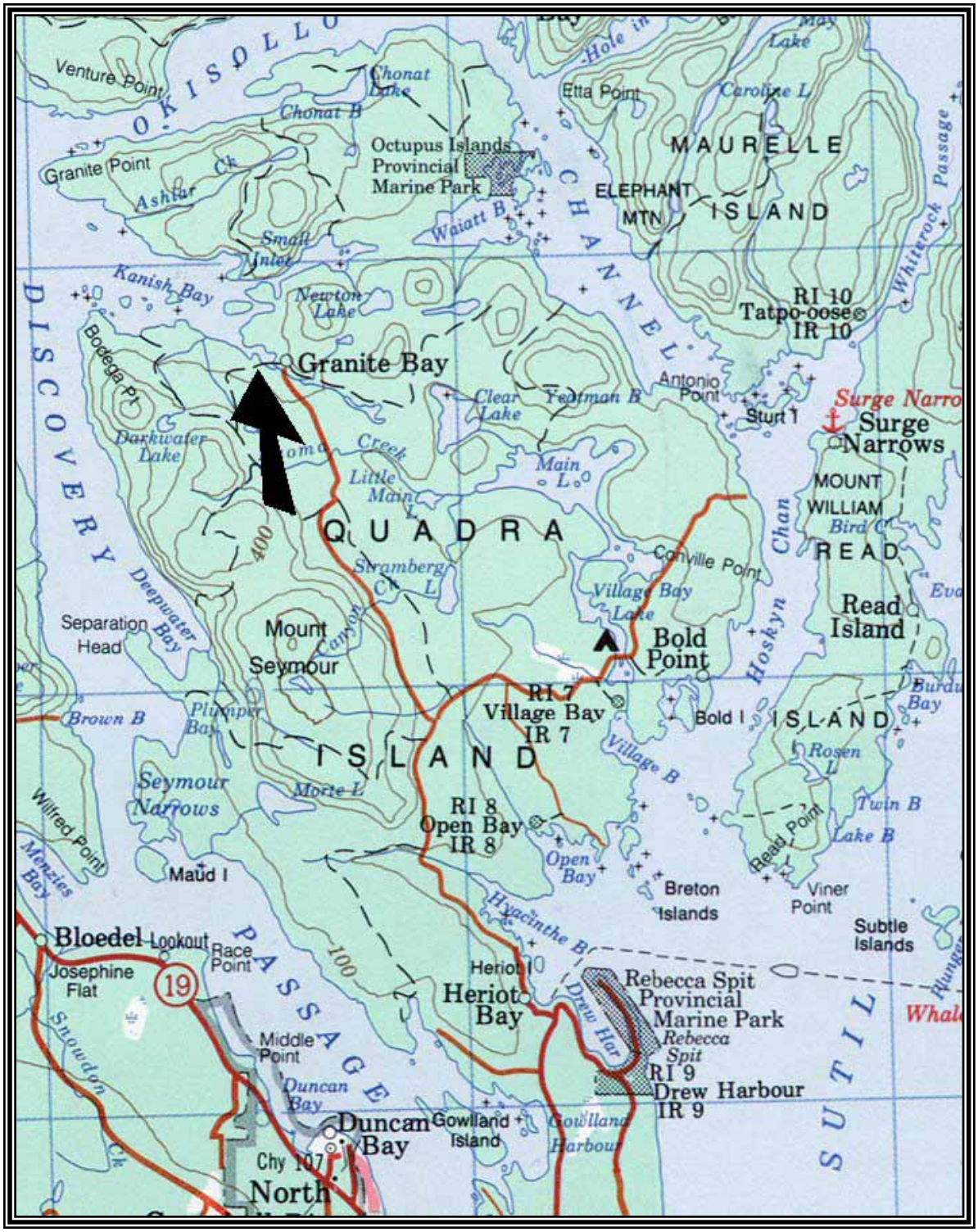
**Zoning: RU-1**
**Regional District of Comox Strathcona**
**2010 Taxes: $2464.86**
**Latitude: 50° 14' Longitude: 125° 18'**


**BC Oceanfront Team**

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

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

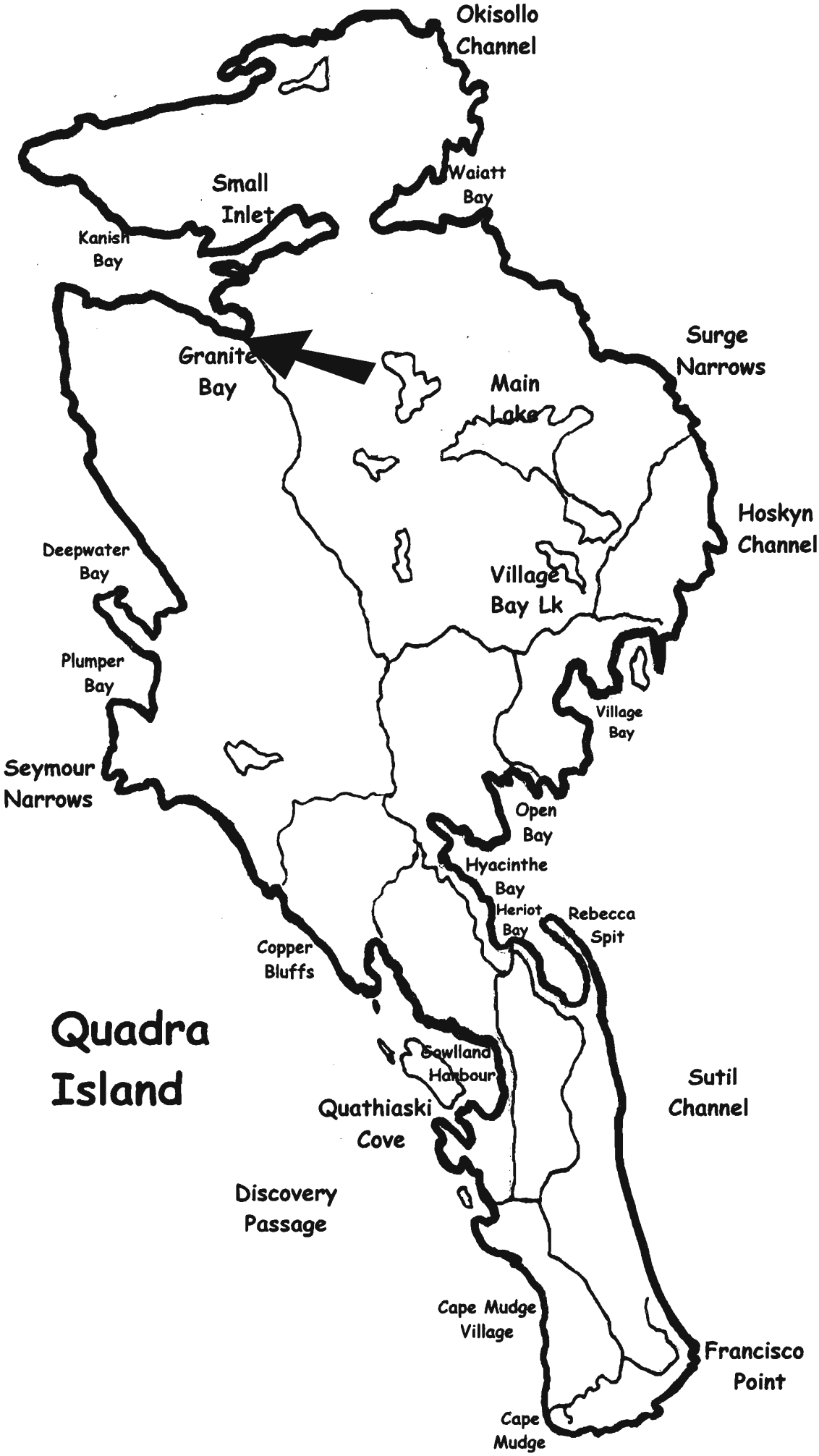
**www.bcoceanfront.com**

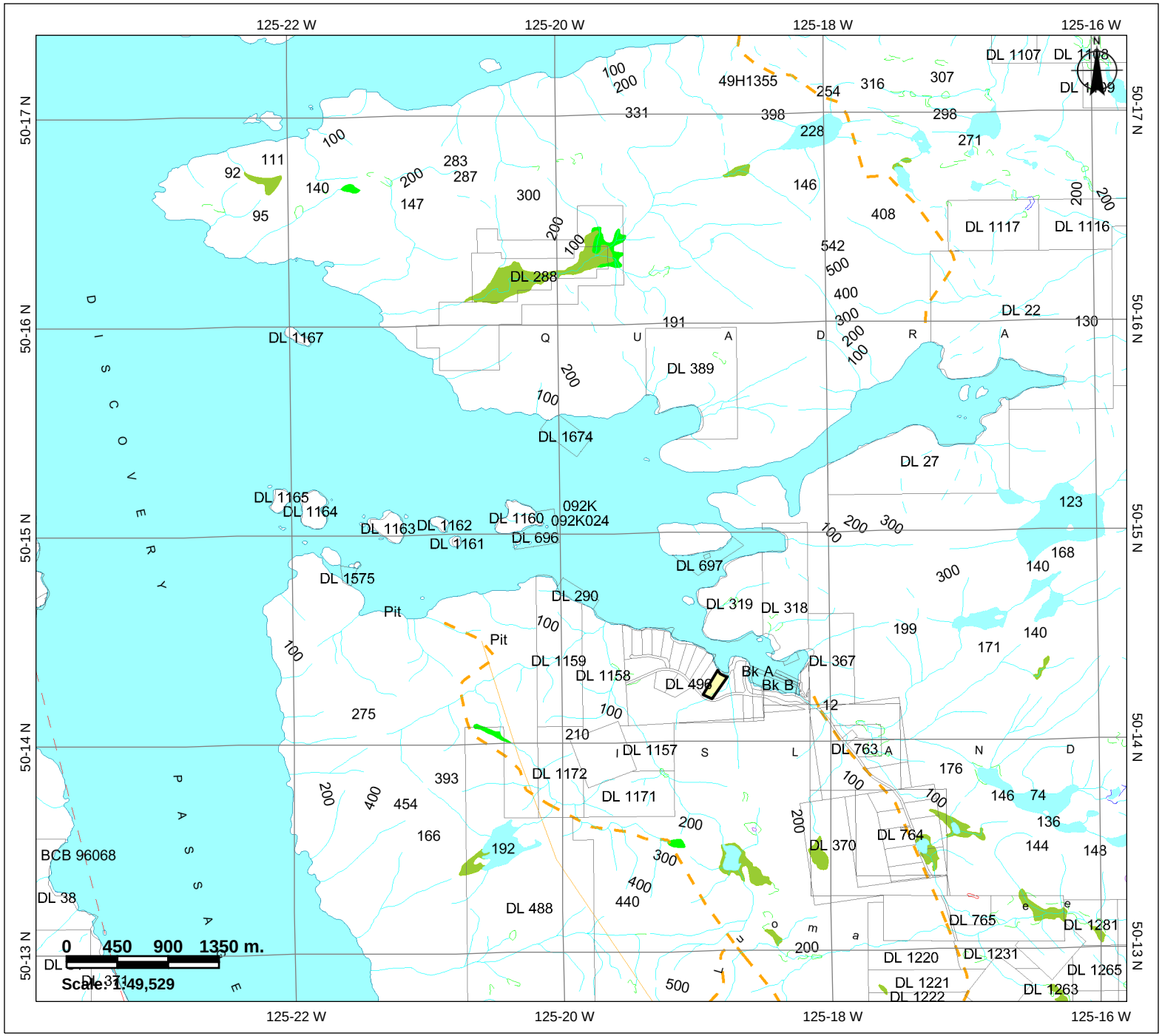



**Coast Realty Group (CR) Ltd.**
1211 Cypress Street,
Campbell River, B.C. V9W 2Z3
Toll Free: 1-800-563-7322
Office: (250) 287-2000 •
Fax Line: (250) 287-7090

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.

Rivers Inlet
Knight Inlet
Bute Inlet
Toba Inlet
Jervis Inlet
Port Hardy
Port McNeill
Sayward
Port Alice
Quadra Island
Campbell River
Powell River
Tahsis
Comox Valley
Gold River
Vancouver
Qualicum Beach
Parksville
Vancouver Island
Port Alberni
Nanaimo
Tofino
Ucluelet
Bamfield
Victoria


Okisollo Channel
Small Inlet
Waiatt Bay
Kanish Bay
Granite Bay
Surge Narrows
Main Lake
Hoskyn Channel
Deepwater Bay
Village Bay Lk
Plumper Bay
Village Bay
Seymour Narrows
Open Bay
Hyacinthe Bay
Heriot Bay
Rebecca Spit
Copper Bluffs
Quadra Island
Sawlland Harbour
Sutil Channel
Quathiaski Cove
Discovery Passage
Cape Mudge Village
Francisco Point
Cape Mudge




BRITISH COLUMBIA

## 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)**

- Canal
- River or Stream - Definite

**Water - Lake, Reservoir, etc. - Colour Themed (1:20,000)**

- Mine - Tailing Pond
- Lake - Definite
- Reservoir - Definite

**Water - Lake, Reservoir, etc. - Outlined (1:20,000)**

- Mine - Tailing Pond
- Lake - Definite
- Reservoir - Definite

**Water - Wetlands - Colour Themed (1:20,000)**

- Flooded Land - Inundated
- Marsh
- Swamp

**Water - Wetlands - Outlined (1:20,000)**

- Flooded Land - Inundated
- Marsh
- Swamp

**Water - Ocean - Colour Filled (1:20,000)**

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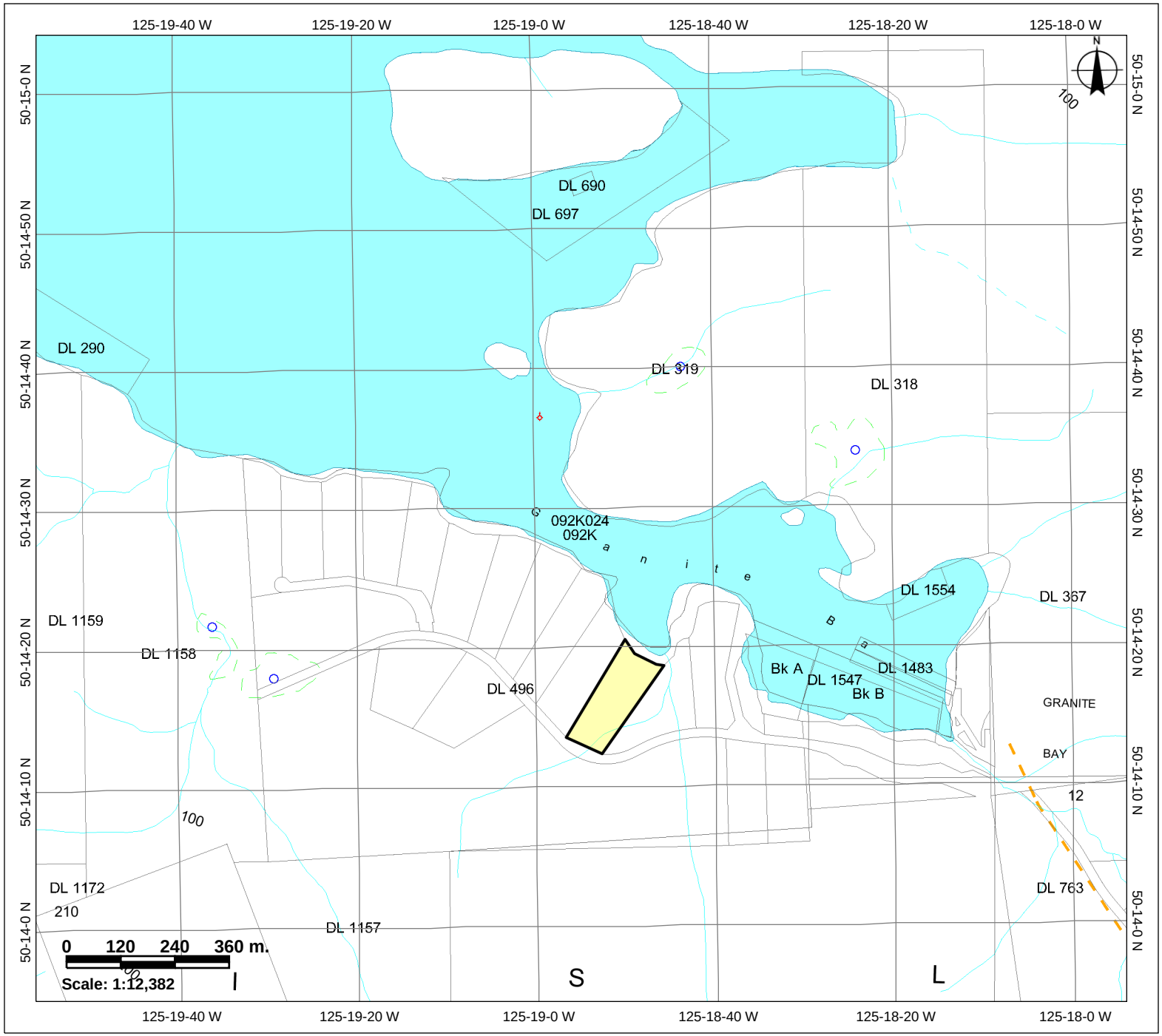
Datum/Projection: NAD83, Albers Equal Area Conic

### Key Map of British Columbia




BRITISH COLUMBIA

## Online Cadastre Mapping

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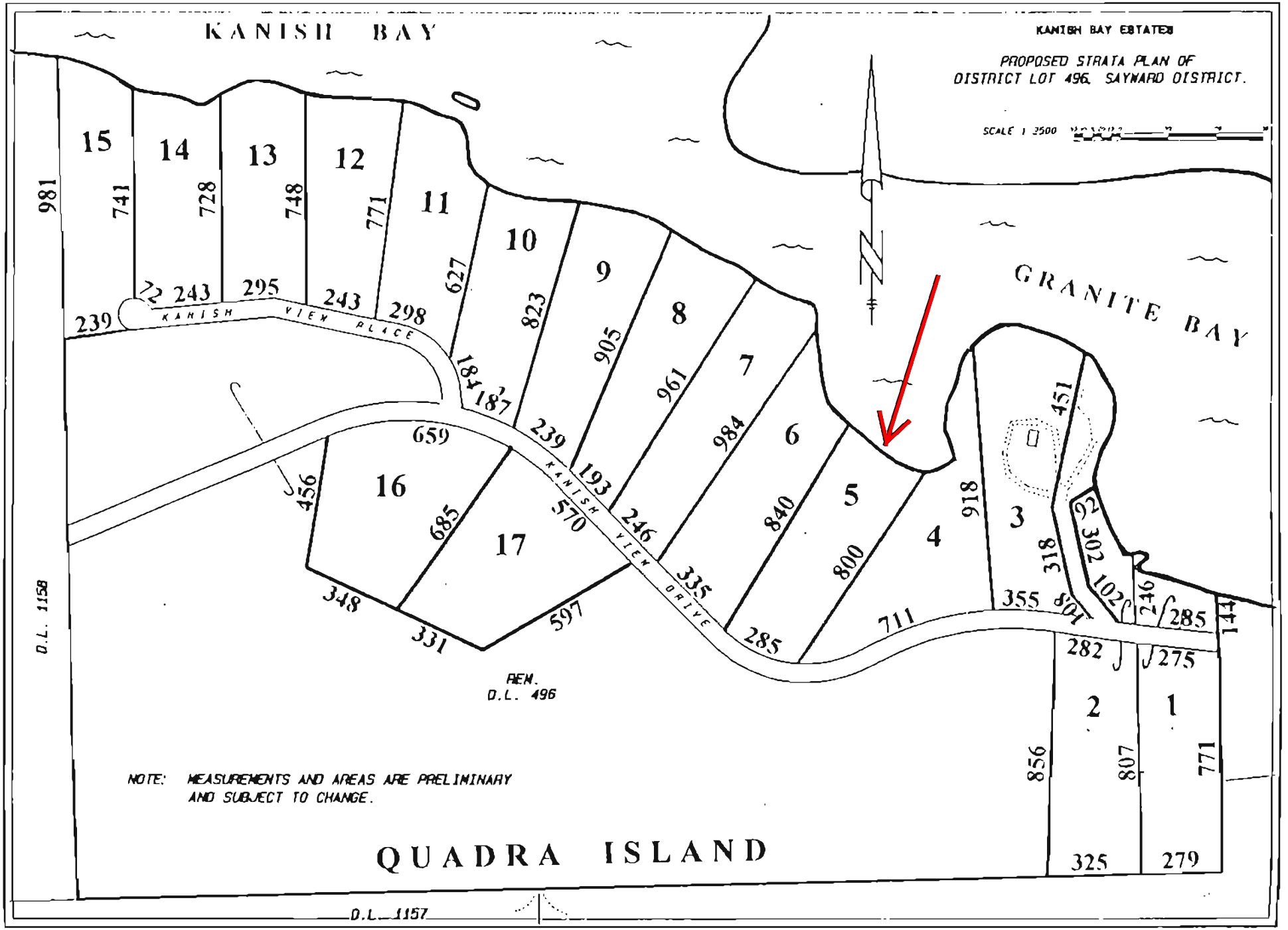
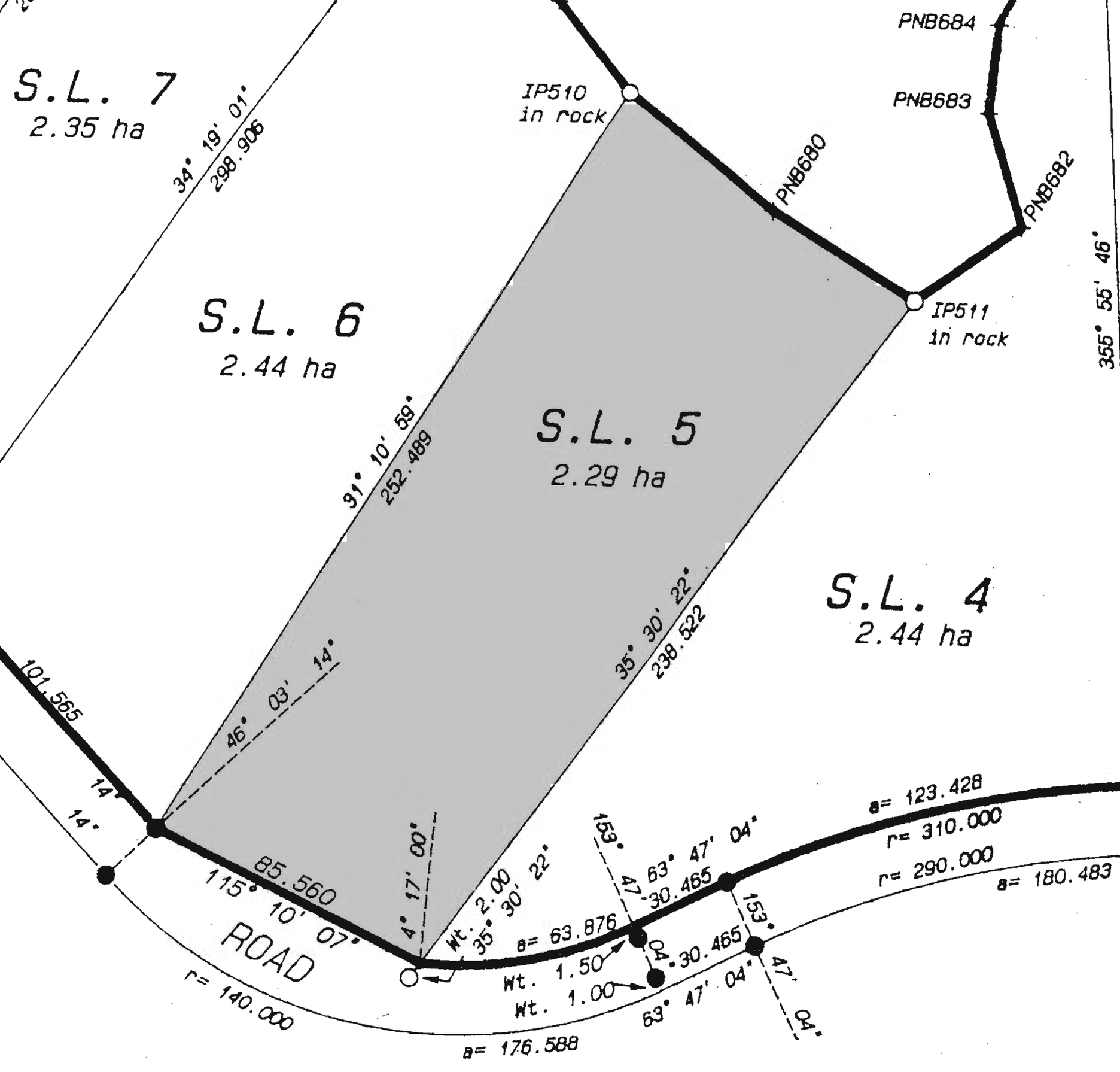

KANISH BAY
KANISH BAY ESTATES
PROPOSED STRATA PLAN OF
DISTRICT LOT 496, SAYWARD DISTRICT.
SCALE 1:3500
GRANITE BAY
KANISH VIEW PLACE
KANISH VIEW DRIVE
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
16
17
981
741
728
748
771
627
823
905
961
984
840
800
711
918
451
318
302
102
246
285
144
355
801
282
275
856
807
771
325
279
243
295
243
298
239
184
187
239
193
246
335
285
659
456
685
570
348
331
597
REM.
D.L. 496
D.L. 1158
D.L. 1157
NOTE: MEASUREMENTS AND AREAS ARE PRELIMINARY
AND SUBJECT TO CHANGE.
QUADRA ISLAND


S.L. 7
2.35 ha
34° 19' 01"
298.906
S.L. 6
2.44 ha
31° 10' 59"
252.489
S.L. 5
2.29 ha
35° 30' 22"
238.522
S.L. 4
2.44 ha
IP510
in rock
IP511
in rock
PNB680
PNB682
PNB683
PNB684
355° 55' 46"
101.565
14"
14"
46° 03' 14"
85.560
115° 10' 07"
ROAD
r= 140.000
a= 176.588
4° 17' 00"
Wt. 2.00
35° 30' 22"
a= 63.876
Wt. 1.50
Wt. 1.00
153°
47' 04"
63° 47' 04"
30.465
63° 47' 04"
30.465
153°
47' 04"
a= 123.428
r= 310.000
r= 290.000
a= 180.483

VIREB
VANCOUVER ISLAND REAL ESTATE BOARD
AN ASSOCIATION OF REALTORS



# PROPERTY DISCLOSURE STATEMENT
# RURAL PREMISES—LAND AND BUILDING

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Coast Realty GROUP

Date of disclosure: March 22, 2011

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

**ADDRESS:** 1636 Kanish View Drive Quadra Island, BC V0P 1N0 **(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 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? | | | X | X |
| B. Are you aware of any past or present underground oil storage tank(s) on the Premises? | | | X | X |
| C. Is there a survey certificate available? | | | | X |
| D. Are you aware of any current or pending local improvement levies/charges? | | | X | X |
| E. Have you received any other notice or claim affecting the Premises from any person or public body? | | | X | X |
| F. Are the Premises managed forest lands? | | | | X |
| G. Are the Premises in the Agricultural Land Reserve? | | | | X |
| H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises? | | | X | X |
| I. Are you aware of any fill materials anywhere on the Premises? | | | X | X |
| J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises? | | | X | X |
| K. Are you aware of any uncapped or unclosed water wells on the Premises? | | | X | X |
| L. Are you aware of any water licences affecting the Premises? | | | X | X |
| M. Have the Premises been logged in the last five years? | | | | X |
| (i) If yes, was a timber mark/licence in place? | | | | X |
| (ii) If yes, were taxes or fees paid? | | | | X |
| N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements? | | | | X |
| **2. SERVICES** | | | | |
| A. Indicate the water system(s) the Premises uses: Municipal ☐ Community ☐ Private ☑ Well ☑ Not Connected ☐ Other_____ | MD | [illegible] | | |
| B. Are you aware of any problems with the water system? | | | X | |
| C. Are records available regarding the quantity and quality of the water available? | MD | [illegible] | | |
| D. Indicate the sanitary sewer system the Premises are connected to: Municipal ☐ Community ☐ Septic ☑ Lagoon ☐ Not Connected ☐ Other_____ | MD | [illegible] | | |

MD [illegible]
INITIALS



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WEBForms™ May/2010

**ADDRESS:** 1636 Kanish View Drive Quadra Island, BC V0P 1N0

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

| | | | |
|---|---|---|---|
| NS | AS | | |

INITIALS


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**ADDRESS:** 1636 Kanish View Drive Quadra Island, BC V0P 1N0

| 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 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.

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# 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*