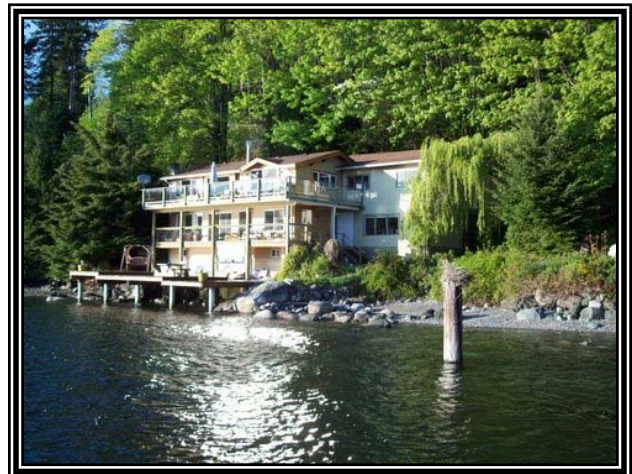


Remarkable Discovery Island Ocean Side Residence



Situated on the shores of **Quathiaski Cove** on **Quadra Island**, with approximately **78feet** of low bank oceanfront, this location provides excellent protection, sunny southwest exposure as well as absolutely stunning and active views across the Cove, Discovery Passage towards Campbell River and the Strathcona Park mountain range which forms the backdrop to this tremendous panorama. Discovery Passage, (the Inside Passage) provides an ever changing picture of marine traffic and wildlife, spotting Orcas, (Killer Whales), porpoise, sea lions and seals are a regular occurrence.

The home is two storeys of living area with 5 bedrooms plus an unfinished basement suitable for storage and is perched, literally on the ocean's edge. The home is an interesting mix of old and new. Upstairs the original structure is a Cedar Pan Abode with the warmth and charm of wood.



This level incorporates an open living area with a cozy free standing wood stove and the kitchen and dining areas with access out to a full width deck. There is one bedroom and a nicely appointed, updated bathroom. This part of the home has a wonderful cottage feel to it.

The lower level is truly modern and recently constructed in the last few years. This level has three bedrooms as well as a nicely appointed kitchen, and bathroom with tasteful detailing throughout. There are also laundry facilities on this floor with access to an additional full width deck.



This area provides a very comfortable living space and also works well for accommodating guests or as a vacation rental as it is fully self-contained and easily locked off from the level above. A few steps down to grade level there is access to an expansive patio deck that is perched over the ocean.

This home has undergone numerous upgrades and improvements over the last few years addressing details such as replacing tired components such as wiring and plumbing, finishing the exterior, replacing windows, and constructing new patio decks.



The heating system has been replaced with an electric forced air, heat pump. There is still some finishing work that could be completed but is not necessary such as the inside space that is currently used for storage could be developed or renovated into additional living space.

Domestic water is from a spring fed well and there is a license to the water source that is shared by a few of the neighbouring properties. The source has been established and dependable for many years.





The two adjacent commercially zoned oceanfront lots and the foreshore lease fronting these properties are also being offered for sale as a separate package. The commercial zoning lends itself well to a variety of future development opportunities should one wish to develop marine related commercial applications. There are substantial moorage facilities currently in place and there is opportunity to expand. Private moorage especially with commercial zoning is a rare find.

The location is very convenient. You are literally only two minutes to the local elementary school, shopping and the ferry service to Campbell River.



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: R-1
Strathcona
Regional District
2010 Taxes: \$2836.41
Latitude: 50° 02' Longitude: 125° 13'



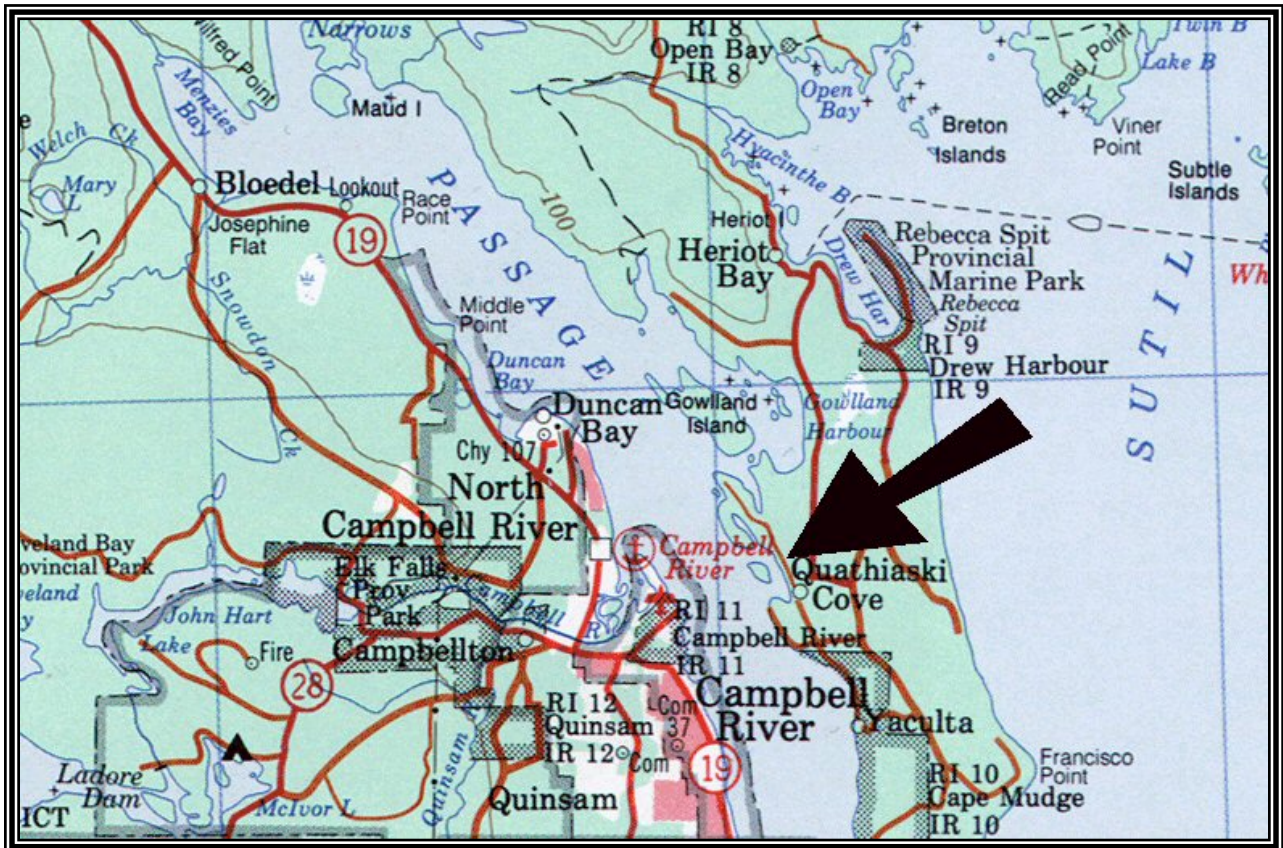
BC Oceanfront Team

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

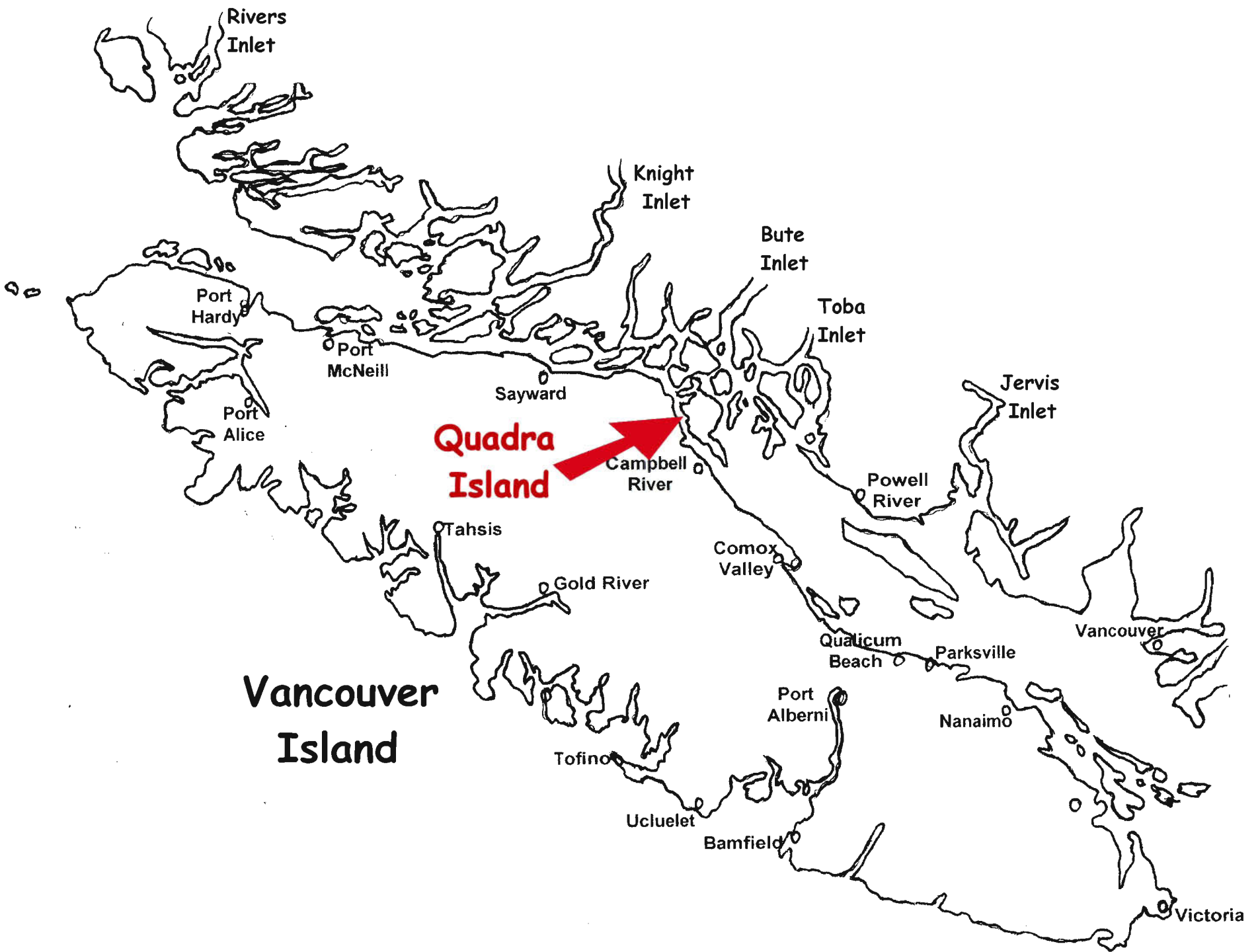
Shelley McKay
Licensed Associate
Cell (250) 830-4435

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.



Rivers Inlet

Knight Inlet

Bute Inlet

Toba Inlet

Jervis Inlet

Port Hardy

Port McNeill

Sayward

Quadra Island

Campbell River

Powell River

Port Alice

Tahsis

Gold River

Comox Valley

Qualicum Beach

Parksville

Vancouver

Vancouver Island

Port Alberni

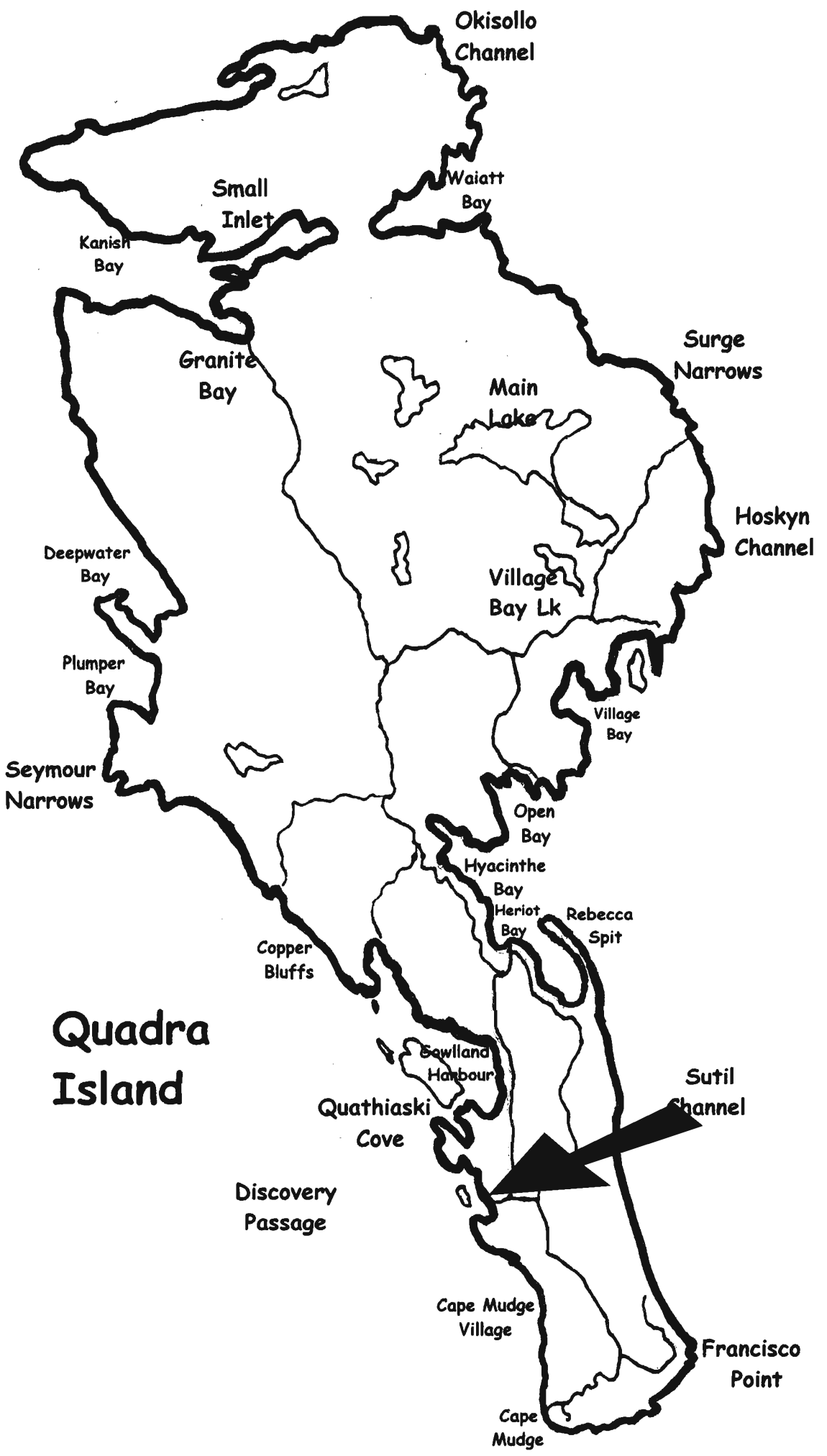
Nanaimo

Tofino

Ucluelet

Bamfield

Victoria



Quadra Island

**PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL**



Date of disclosure: October 27, 2009

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

ADDRESS ► 747 PIDCOCK ROAD QUADRA ISLAND V0P 1N0

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. GENERAL	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are the premises connected to a public sanitary sewer system?		<i>NS</i>		
B. Are the premises connected to a public water system?	<i>NS</i>	<i>NS</i>		
C. Are the premises connected to a private or a community water system?	<i>NS</i>	<i>NS</i>		
(i) If yes, are you aware of any problems with the private or community water system?		<i>NS</i>		
D. Is the property serviced by a private well?	<i>NS</i>	<i>NS</i>		
(i) If yes, are you aware of any problems with the private well?		<i>NS</i>		
E. Is the property serviced by a septic system/lagoon?	<i>NS</i>	<i>NS</i>		
(i) If yes, are you aware of any problems with the septic system/lagoon?		<i>NS</i>		
(ii) If the system was installed after May 31, 2005, are maintenance records available?		<i>NS</i>		
F. Do the premises contain unauthorized accommodation?		<i>NS</i>		
G. Are you aware of any underground oil storage tank(s) on the property?		<i>NS</i>		
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>NS</i>		
I. Are you aware of any current or pending local improvement levies/charges?		<i>NS</i>		
J. Have you received any other notice or claim affecting the property from any person or public body?		<i>NS</i>		
K. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		<i>NS</i>		
L. Were these premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<i>NS</i>		
M. Are these premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<i>NS</i>		
N. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property or premises?		<i>NS</i>		
O. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property or premises?		<i>NS</i>		

For the purposes of Clauses 1.N. and 1.O. 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

[Signature] INITIALS

ADDRESS ► 747 PIDCOCK ROAD

QUADRA ISLAND

VOP 1N0

2. STRUCTURAL:

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	Yes			
B. To the best of your knowledge, is the ceiling insulated?	Yes			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?		No		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		No		
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	Yes			
F. Are you aware of any additions or alterations made without a required permit and final inspection?		No		
G. Are you aware of any additions or alterations made in the last sixty days?		No		
H. Are you aware of any structural problems with the premises or other buildings on the property?		No		
I. Are you aware of any problems with the heating and/or central air conditioning system?		No		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		No		
K. Are you aware of any damage due to wind, fire or water?		No		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		No		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>?</u> years)		No		
N. Are you aware of any problems with the electrical system?		No		
O. Are you aware of any problems with the plumbing system?		No		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		No		
Q. Are you aware of any problems with the swimming pool and/or hot tub?		No		

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

[Signature]
SELLER(S)

[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 property and, if desired, to have the property inspected by an inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the property.

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INITIALS

11.4

RESIDENTIAL ONE (R-1)

11.4.1 **PERMITTED USES**

- a) Single *family dwelling*;
- b) Accessory *buildings* and *structures*;
- c) One guest *dwelling* per *lot*, where the *lot* area is 4000.0 square metres (0.99 acres) or more and subject to a maximum building *floor area* of 80 square metres (861.1 square feet).

#2887

11.4.2 **LOT AREA**

The minimum *lot* area in the Residential One (R-1) zone shall be 4000 square metres (0.99 acres).

11.4.3 **SETBACKS**

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 1.75 metres (5.74 feet) from a side *lot* line.

11.4.4 **LOT COVERAGE**

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

11.4.5 **BONUS DENSITY**

#1880

Despite Section 11.4.1 a) and c) above, residential density up to a maximum of eight (8) dwelling units per 0.40 hectares (0.99 acres) is permitted, for property described as Lot 7, District Lot 8, Sayward Land District, VIP64983, Quadra Island, subject to the conditions set out in Section 11.4.6 below.

#1880

11.4.6 **CONDITIONS FOR BONUS DENSITY**

The conditions and terms, as outlined in the attached housing agreement labeled as Schedule ‘A’ of this bylaw, must be met before the bonus density under Section 11.4.5 above will be permitted.

END – R-1