



11.29 Acres
REM DL 24, Schooner Road
Quadra Island, British Columbia
\$295,000 Canadian



An Intriguing Residential Acreage with Diverse Features

This **11.29-acre** property is located in the heart of **Heriot Bay**. A nicely forested piece of land with a diverse topography that ranges from level, very user friendly land to a unique rock outcrop from the top of which you can realize some partial ocean views of Heriot Bay.

This acreage has frontage and access from both West Rd & Schooner Rd and there may be the possibility of further subdivision.

The property offers excellent privacy and the location provides great convenience. Much of the existing forest was preserved.



It is evident that a lot of thought & care was put into this development to preserve the natural integrity of the acreage. Protective covenants have been put in place to preserve habitat as well as wildlife consideration to protect heron rookeries.

This acreage is serviced with electricity and telephone and has been proved up for the installation of a septic/waste management system. The installation of the septic system will be the responsibility of a new owner depending on their requirements. Domestic water has not been established – it will be the buyer's responsibility to drill a well. Historically neighbouring properties have experienced good results with relatively shallow drilled wells.

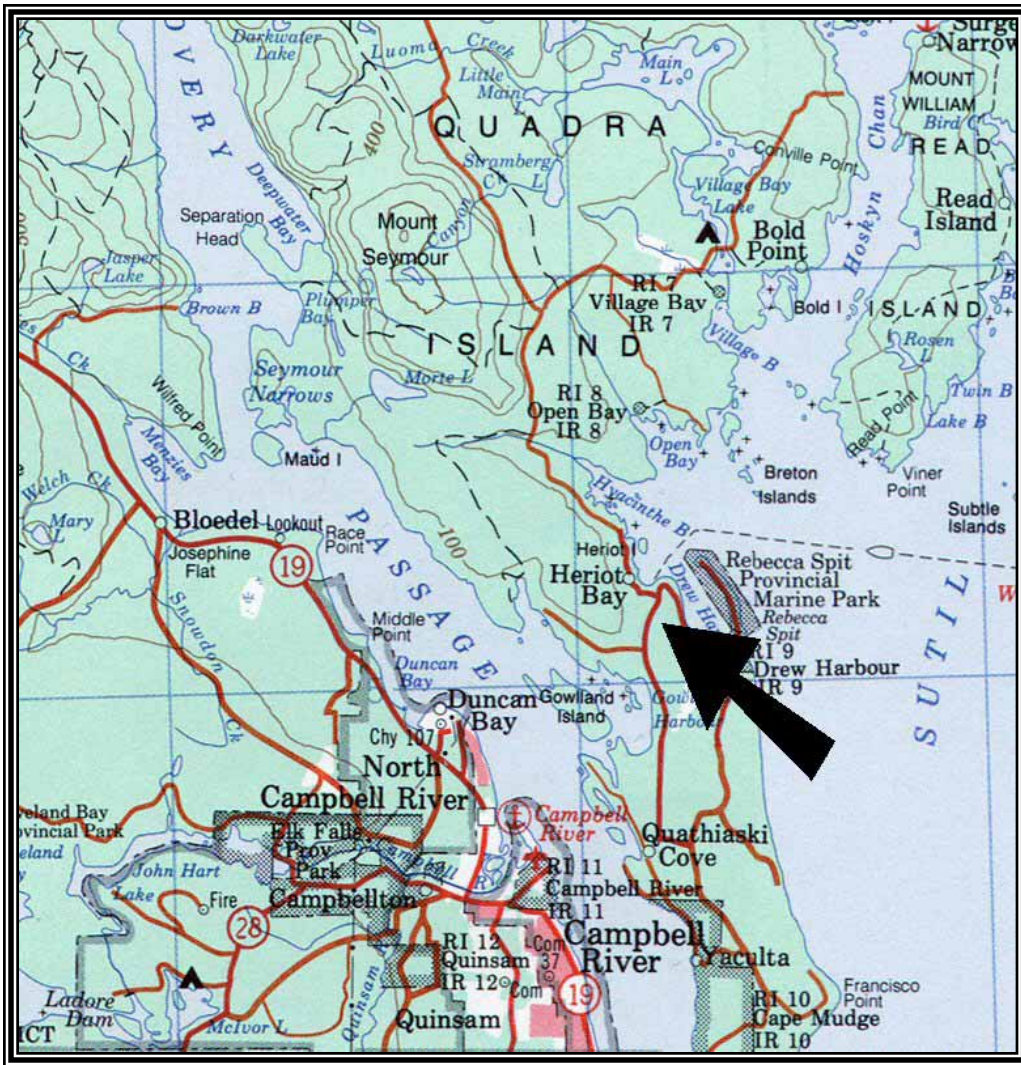


Without question the location of this property is convenient and desirable for a variety of reasons; you are within walking distance to Rebecca Spit Provincial Park and the protected waters of Drew Harbour. The amenities in Heriot Bay are a short distance away; these include a substantial grocery store, liquor store, hardware store and a library. The Heriot Bay Inn is a full service historic resort with a private marina and beside it is the Government dock facility that has a boat launch. The ferry to Campbell River from Quathiaski Cove is only a 7 minute drive. This east side location is also home to the connecting ferry service to Cortes Island and is a preferred

jump off point for kayakers and boaters to explore the Discovery Islands and all its splendour.

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
Regional District of Comox Strathcona
2010 Taxes: \$1556.94
Latitude: 50° 05' Longitude: 125° 12'

BC Oceanfront Team

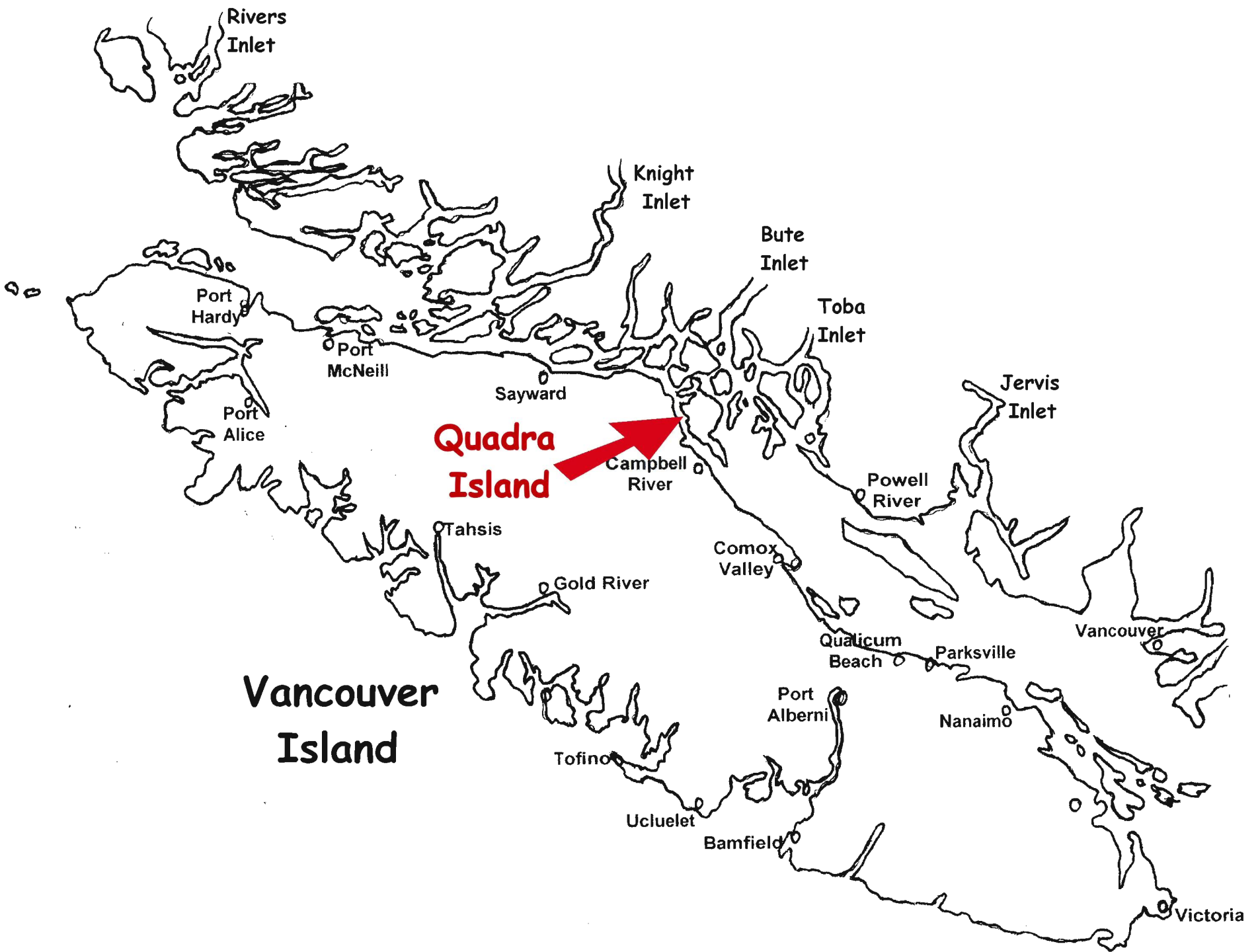
Ed Handja
Personal Real Estate Corporation
 Cell (250) 287-0011

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
 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

Quadra Island

Campbell River

Powell River

Tahsis

Gold River

Comox Valley

Qualicum Beach

Parksville

Vancouver

Vancouver Island

Port Alberni

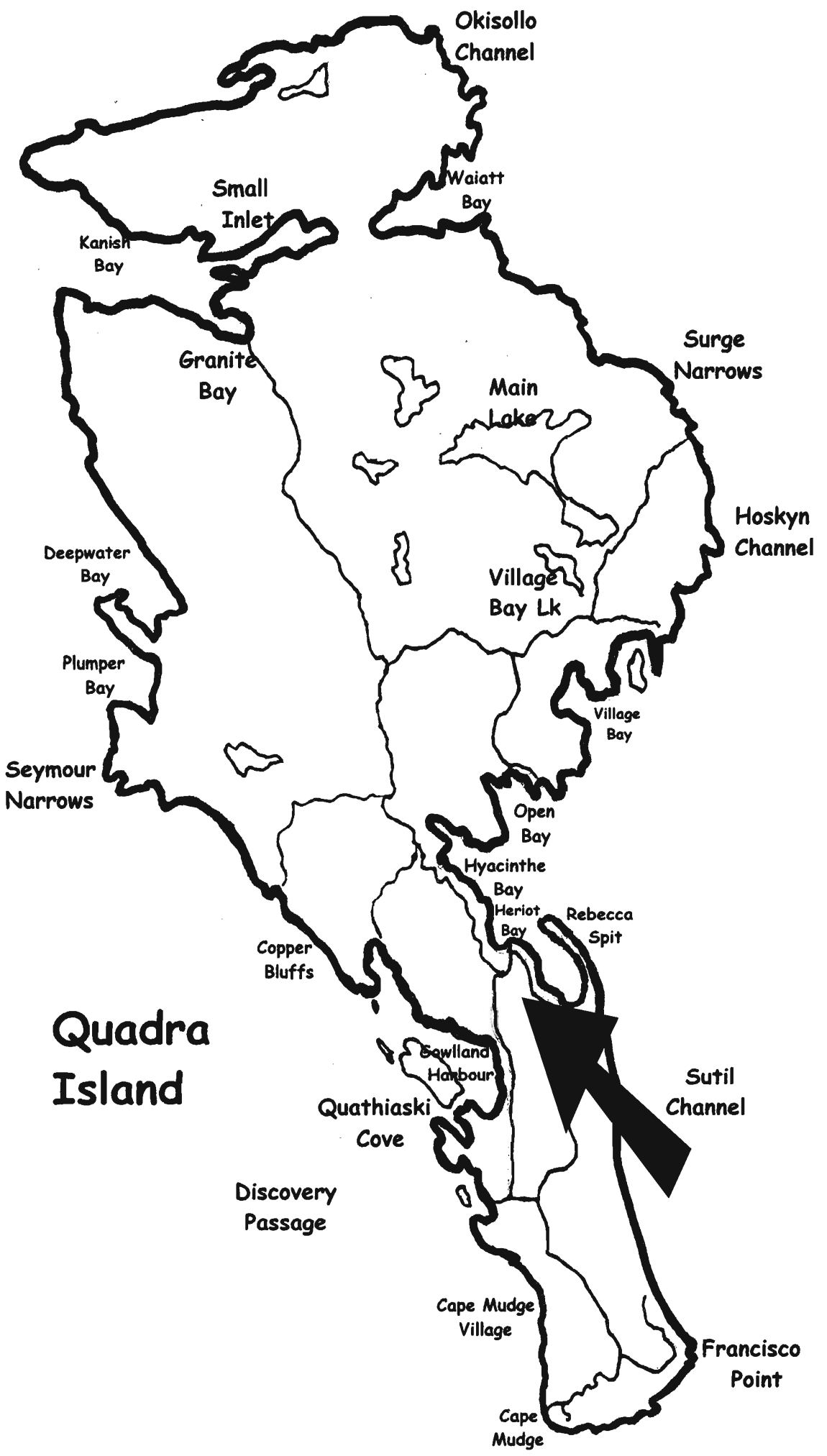
Nanaimo

Tofino

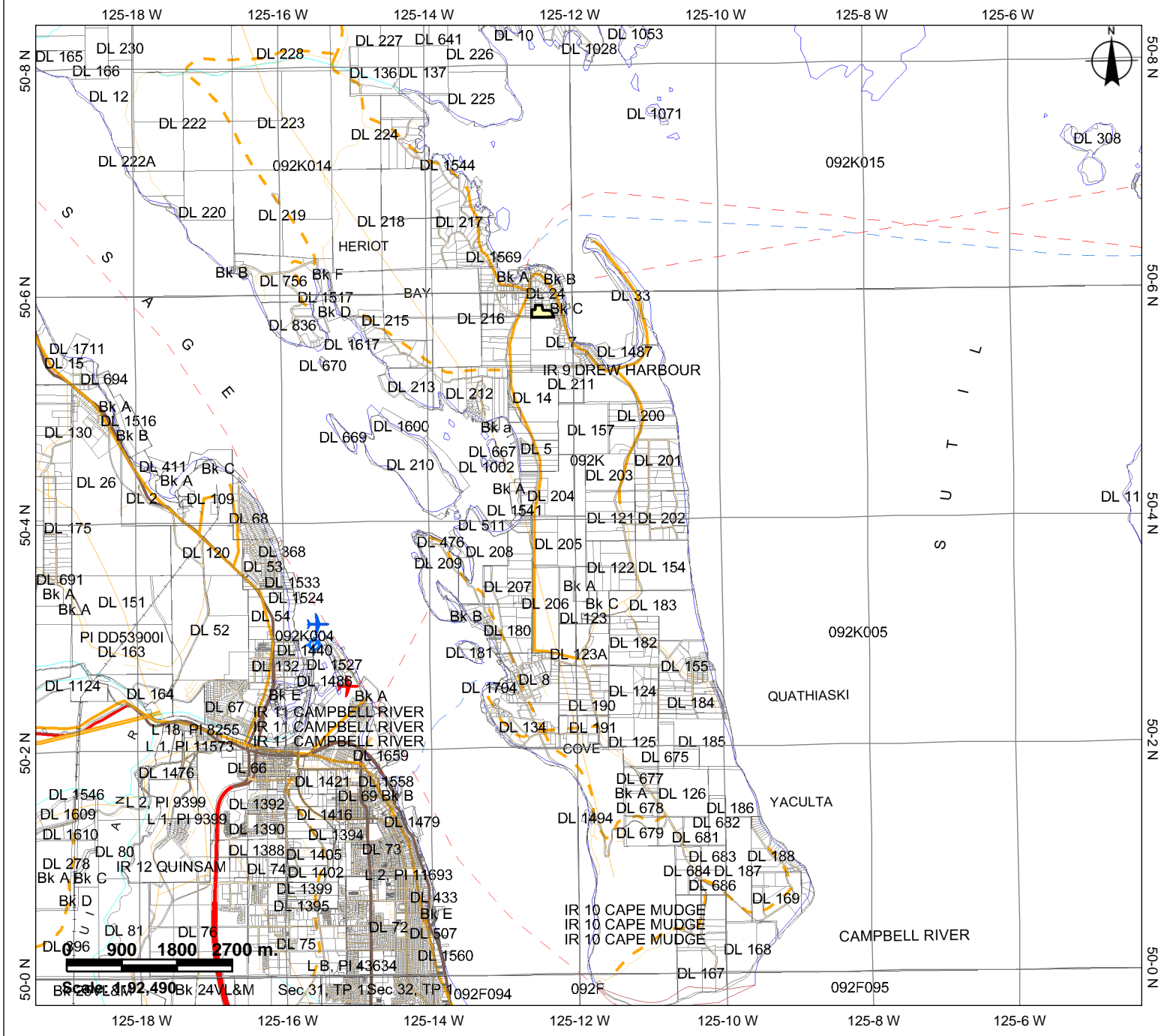
Ucluelet

Bamfield

Victoria



Quadra Island



Online Cadastre Mapping

Legend

- Land Act Survey Parcels - Tantalus - Outlined
- Land Act Survey Parcels - Tantalus - Legal Descriptions
- Mapsheet Grid (1:20,000)
- Water - Lakes, Large Rivers, etc. - Colour Themed (1:250,000)
- River or Stream - Definite
- Lake - Definite
- Lake - Indefinite
- Lake - Intermittent
- Lake - Marshy
- Quarry (Water-filled)
- Reservoir - Definite
- Flooded Land - Inundated Indefinite
- Lake - Marshy Indefinite
- Marsh
- Island - Definite
- Water - Lakes, Large Rivers, etc. - Outlined (1:250,000)
- River or Stream - Definite
- Lake - Definite
- Lake - Indefinite
- Lake - Intermittent
- Lake - Marshy
- Quarry (Water-filled)
- Reservoir - Definite
- Flooded Land - Inundated Indefinite
- Lake - Marshy Indefinite
- Marsh
- Island - Definite

Copyright/Disclaimer

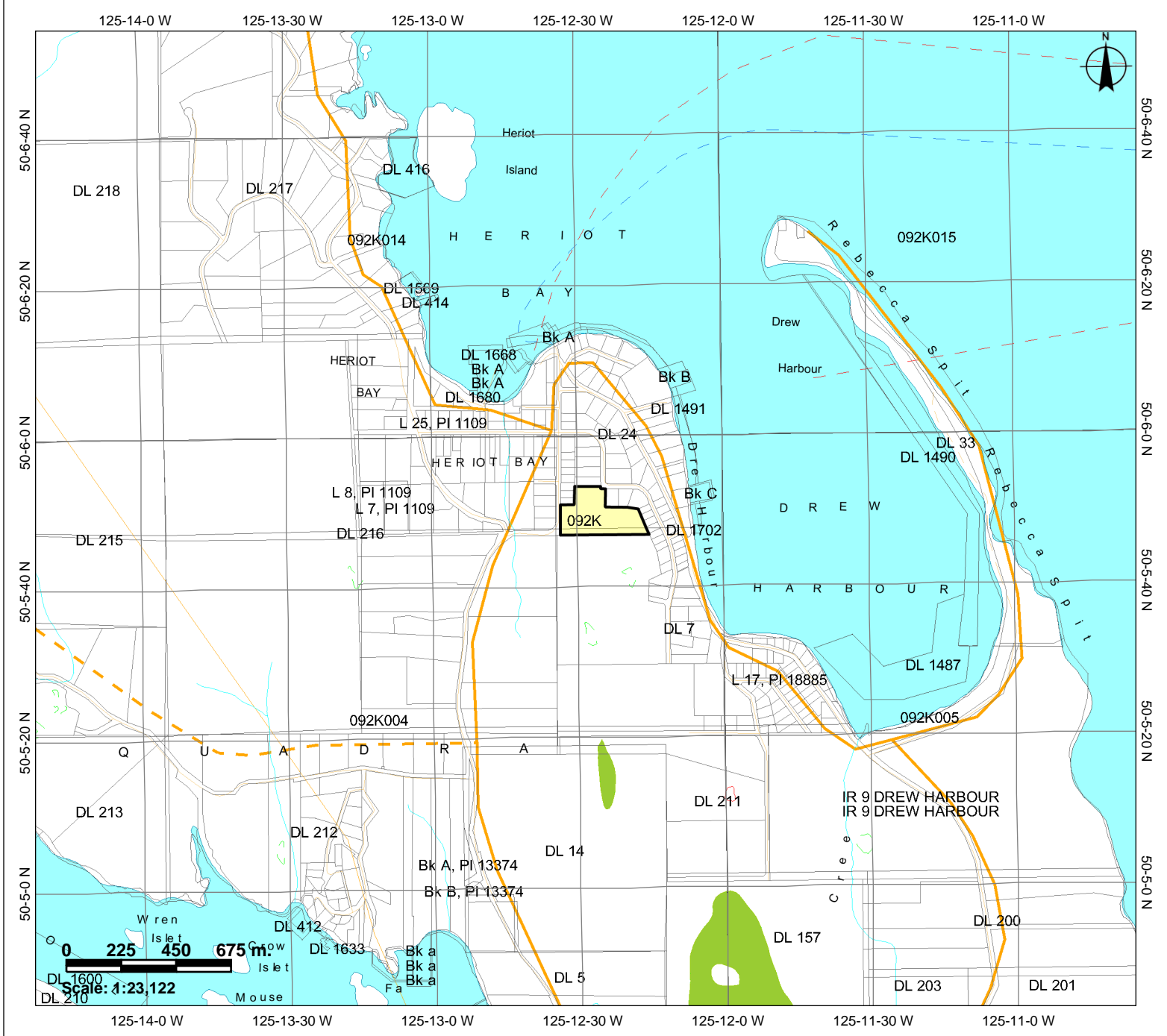
The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on 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





Online Cadastre Mapping

Legend

- Land Act Survey Parcels - Tantalus - Outlined
- Land Act Survey Parcels - Tantalus - Legal Descriptions
- Water - River, Canal, etc. - Colour Themed (1:20,000)
- Water - River, Canal, etc. - Outlined (1:20,000)
- Canal
- River or Stream - Definite
- Water - Lake, Reservoir, etc. - Colour Themed (1:20,000)
- Water - Lake, Reservoir, etc. - Outlined (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)

Copyright/Disclaimer

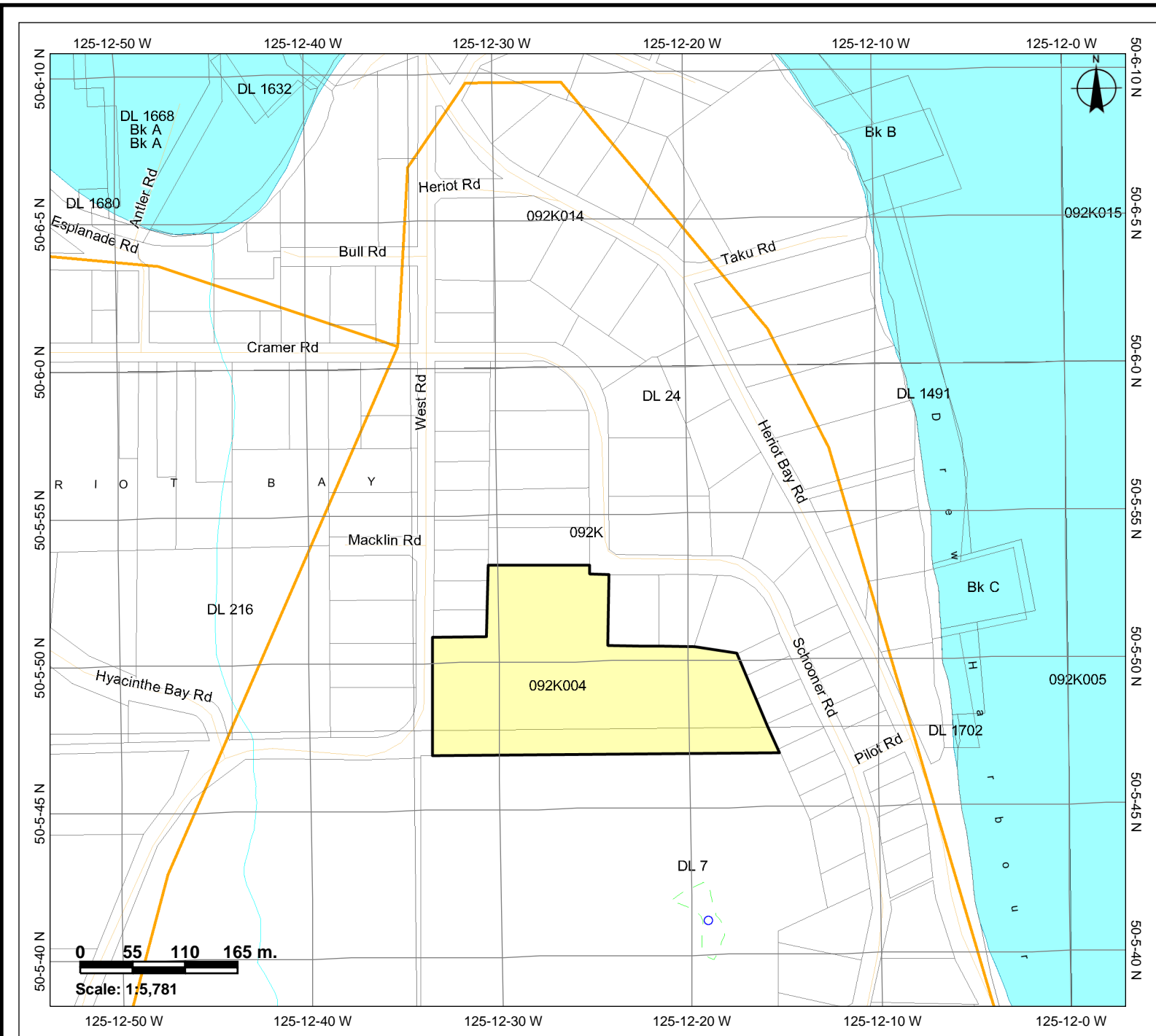
The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on 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





Online Cadastre Mapping

Legend

- Land Act Survey Parcels - Tantalus - Outlined
- Land Act Survey Parcels - Tantalus - Legal Descriptions
- 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)

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.

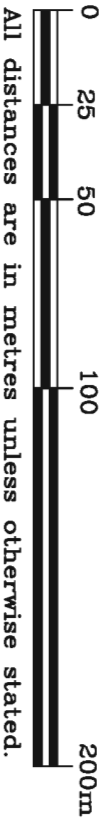
Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia

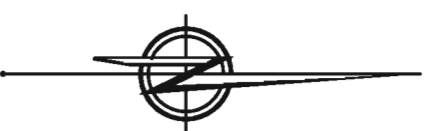
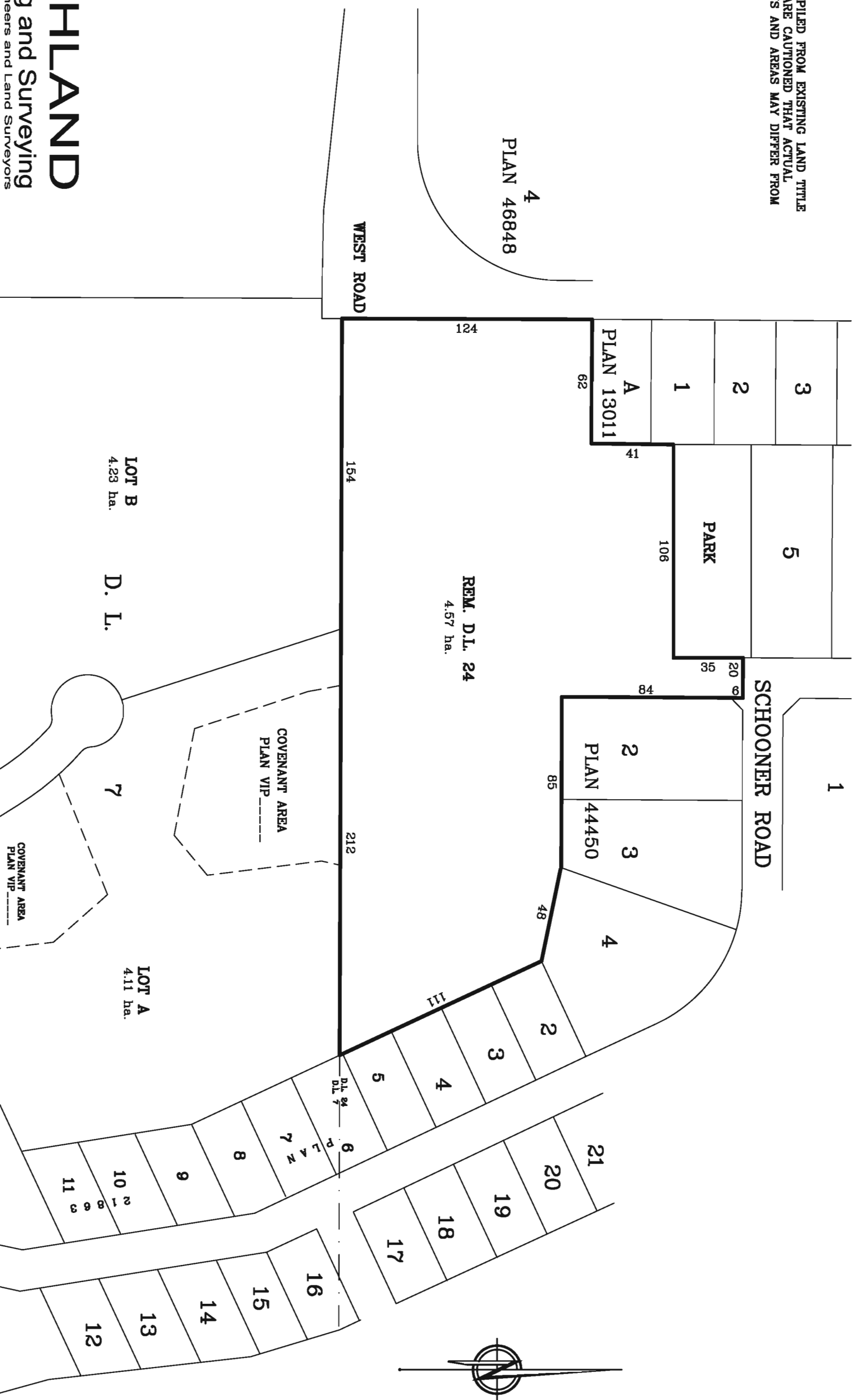


PLAN SHOWING THE REMAINDER OF DISTRICT LOT 24, SAYWARD DISTRICT.

SCALE 1:2000



NOTE:
THIS PLAN IS COMPILED FROM EXISTING LAND TITLE RECORDS. USERS ARE CAUTIONED THAT ACTUAL PARCEL DIMENSIONS AND AREAS MAY DIFFER FROM THOSE SHOWN.



Highland
Engineering and Surveying
Professional Engineers and Land Surveyors
#104-950 Alder Street,
Campbell River, B.C., V9W 2P8
1638Overall for Derek

(250) 287-2825
highland@highland-eng.ca
www.highland-eng.ca



LAND ONLY



Date of disclosure: April 19, 2011

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

ADDRESS: Rem. DL 24 Schooner Rd. Quadra Island VOP 1H0 (the "Land")

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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X		
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		X		
C. Is there a survey certificate available?	X			
D. Are you aware of any current or pending local improvement levies/charges?		X		
E. Have you received any other notice or claim affecting the Land from any person or public body?		X		
F. Is the Land managed forest lands?		X		
G. Is the Land in the Agricultural Land Reserve?		X		
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		X		
I. Are you aware of any fill materials anywhere on the Land?		X		
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		X		
K. Are you aware of any uncapped or unclosed water wells on the Land?		X		
L. Are you aware of any water licences affecting the Land?		X		
M. Has the Land been logged in the last five years?		X		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.	X			
2. SERVICES				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		X		
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?				X
D. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____				
E. Are you aware of any problems with the sanitary sewer system?		X		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		X		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		X		

Initials box

INITIALS

DATE OF DISCLOSURE

ADDRESS: Rem. DL 24 Schooner Rd.

Quadra Island

V0P 1H0

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		X		
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?		X		

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.)

DISCLOSURE COMPLETED BY THE REALTOR FROM INFORMATION RECEIVED FROM THE SELLER'S DOCUMENTS ON FILE. ANY ITEMS OF CONCERN SHOULD BE ADDRESSED BY THE BUYER IN A CONTRACT OF PURCHASE & SALE.

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 Land and, if desired, to have the Land 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 Land.

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