

1119 Kw'as Bay Road
Cortes Island, British Columbia
\$435,000 Canadian
3 Acres with interest in
Lakefront Common Property



All the comforts of home and total privacy.

This is a very intriguing property: **3 acres** that offers a truly diverse topography and ecosystem as well as total privacy in a natural setting with full sun exposure as well as interest in a common lakefront property, exclusive to this and only a few neighbouring properties. This stunning lake side setting offers well over **300 feet of lakefront**, of which, **200 feet is sparkling white sandy beach** with western exposure.

The principal residence is perched on a granite rock bluff, the highest point of land. Truly the king of the hill setting overlooking forests, a small valley, and an expansive marshland that is just alive with a variety of bird and other wildlife. The property borders the **Kw'as Bay Regional Park** and is situated at the end of a no-thru road. Certainly rare to find a property that boasts such a diverse range of natural features with well maintained, quality improvements.



The home is a very well built, attractive and practical structure completed in 2003. The main floor provides **1040 sq. ft** of bright open living space surrounded by windows with direct access to a $\frac{3}{4}$ wrap around deck that extends **10 feet** out along two sides, 4 feet along a third side, with an additional **10 X 13** area that accommodates the full size 8 foot hot tub.

One has to stand on the deck to really take in what this location has to offer!





The main floor incorporates the kitchen, dining and living room area as well as a full 3-piece bath, bedroom, laundry room and pantry under the stairs. Nice touch features include a freestanding woodstove with an artistic rock and tile backsplash, full round timbers incorporated as part of the structure, and a claw foot tub in the bathroom.



The upper level is a large **26 X 16 loft**, which has a combined use as both the master suite and open den, complemented with a full 3-piece ensuite and walk-in closet. A set of sliding doors lead out to another patio deck overlooking the amazing property below.





The house has a **200 amp** service with a heat pump to provide both winter warmth and summer air conditioning. A Regency high-efficiency wood stove provides additional comfy warmth during colder months. Water is from a drilled well and there is an approved septic system. The exterior of the home is finished in cedar with a metal roof and tempered glass railings wrap around the deck. There is a full perimeter concrete foundation with easy walk-in access to a lit crawlspace housing all household mechanical systems. Simply a wonderful home!

household mechanical systems. Simply a wonderful home!

Other significant improvements include a very cozy cabin, as well as a detached studio. The cabin provides approximately **340 sq ft** on the main floor plus **128 sq ft** sleeping loft. The main floor has a nice sitting area, kitchen and full large bathroom.



French doors open to an expansive $\frac{3}{4}$ wraparound deck, a portion of which is covered to accommodate all weather barbequing. A very solid, well built, legal and functional secondary accommodation, with full services, which has been used as a vacation rental for the past four years. An ideal mortgage helper!



The studio is **320 sq ft.** building on a concrete foundation with water and a separate **200 amp** power service and a 220 Volt outlet, currently used as a pottery studio. This is definitely a great building for crafts/hobbies or additional storage. Attached are two covered areas for additional storage. All buildings have metal roofs and are finished with cedar exterior. Everything appears to be in good working order and well maintained.



Additional Mechanical systems: Substantial back up 12 kw propane generator, **1000** gallon propane tank, the well is **200 feet deep**, drilled in granite and produces 2 gallons of water per minute.

Although in a natural diverse setting of moss covered bluffs and marshland, the property boasts a black top drive way and parking areas for easy access and to keep down the dust. There is a small meadow with a fenced garden area, including plum, pear, apple, and cherry trees.





Common property: **Over half an acre of private-access lakefront with a white sandy beach.** Only 8 properties have the exclusive use of this peaceful private lakefront setting to enjoy. Additionally there is a common storage area ideal for storing boats, kayaks, water toys or summer furniture.

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 a small café, with the North Island College premises next door to the Community Hall. "Downtown Manson's" includes the School, Medical Centre, Cortes Market General Store, restaurant, credit union, fire hall, museum and a housing complex for seniors.

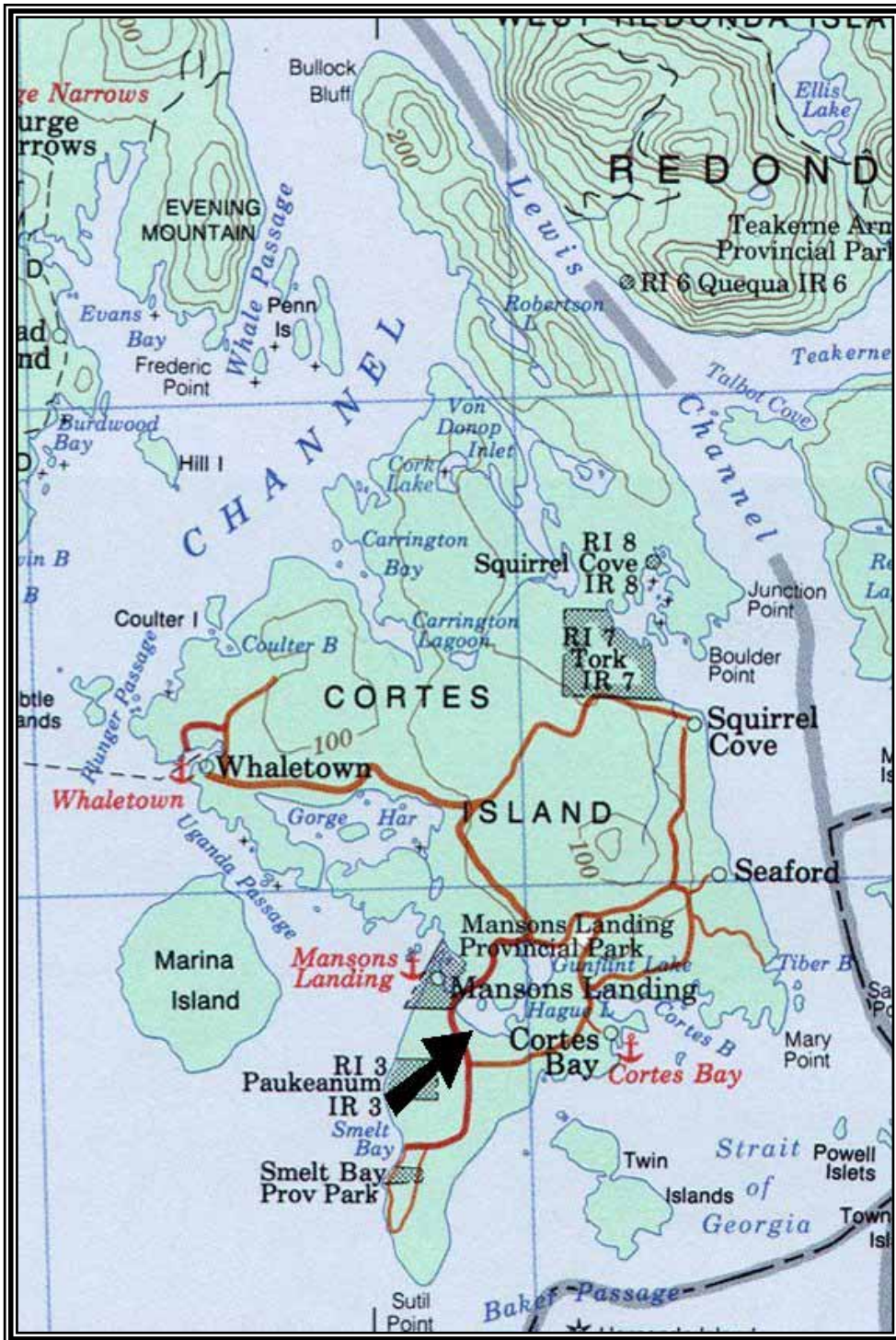


Undeveloped commercial land provides for future expansion. Provincial Parks with beaches home to clams and oysters, public dock, and freshwater lakes are minutes away.

Cortes Island, part of the Discovery Islands is 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 nice 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
Regional District of
Comox-Strathcona
2010 Taxes:
\$2349.06
Latitude: 50° 03'
Longitude: 124° 57'

BC Oceanfront
Team

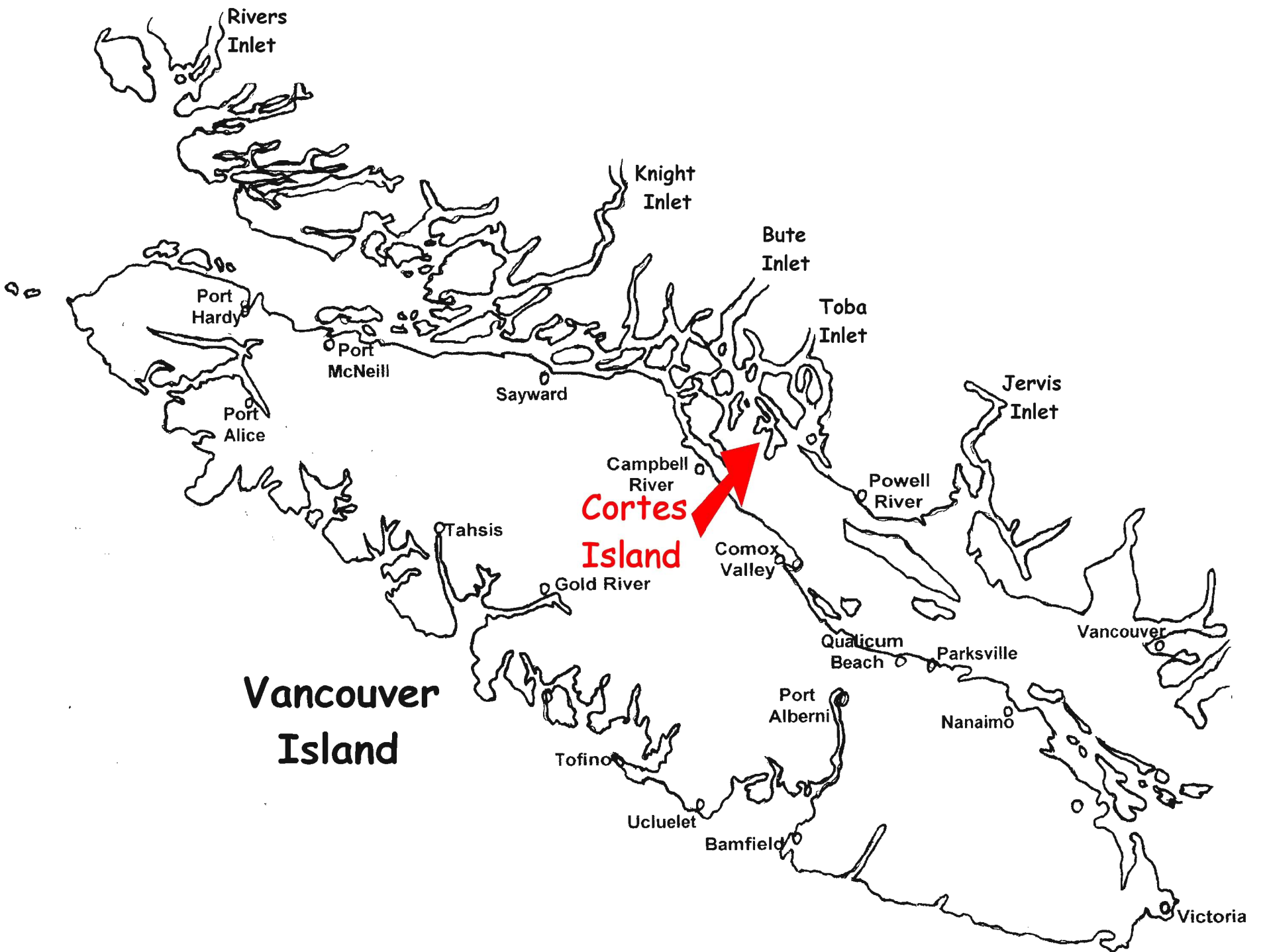
Ed Handja
Personal Real
Estate Corporation
Cell (250) 287-0011

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

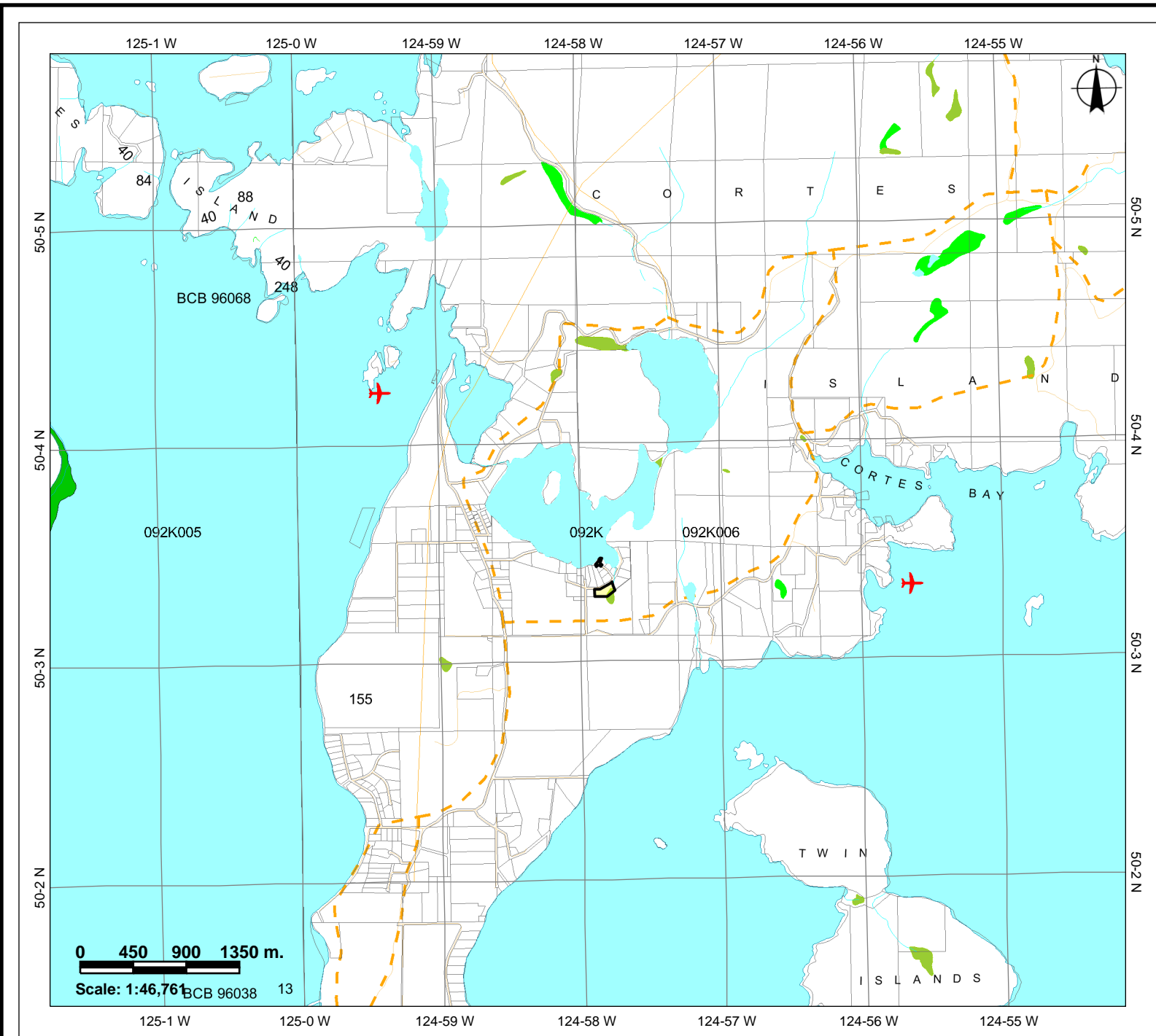
www.bcoceanfront.com

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.







Online Cadastre Mapping

Legend

- Water - River, Canal, etc. - Colour Themed (1:20,000)**
 - Canal
 - River or Stream - Definite
 - Water - Lake, Reservoir, Canal, etc. - Outlined (1:20,000)
- Water - Lake, Reservoir, etc. - Colour Themed (1:20,000)**
 - Canal
 - River or Stream - Definite
 - Mine - Tailing Pond
 - Lake - Definite
 - Reservoir - Definite
 - Water - Lake, Reservoir, etc. - Outlined (1:20,000)
- Water - Wetlands - Colour Themed (1:20,000)**
 - Mine - Tailing Pond
 - Lake - Definite
 - Reservoir - Definite
 - Flooded Land - Inundated
 - Marsh
 - Swamp
 - Water - Wetlands - Outlined (1:20,000)
- Water - Ocean - Colour Filled (1:20,000)**
 - Flooded Land - Inundated
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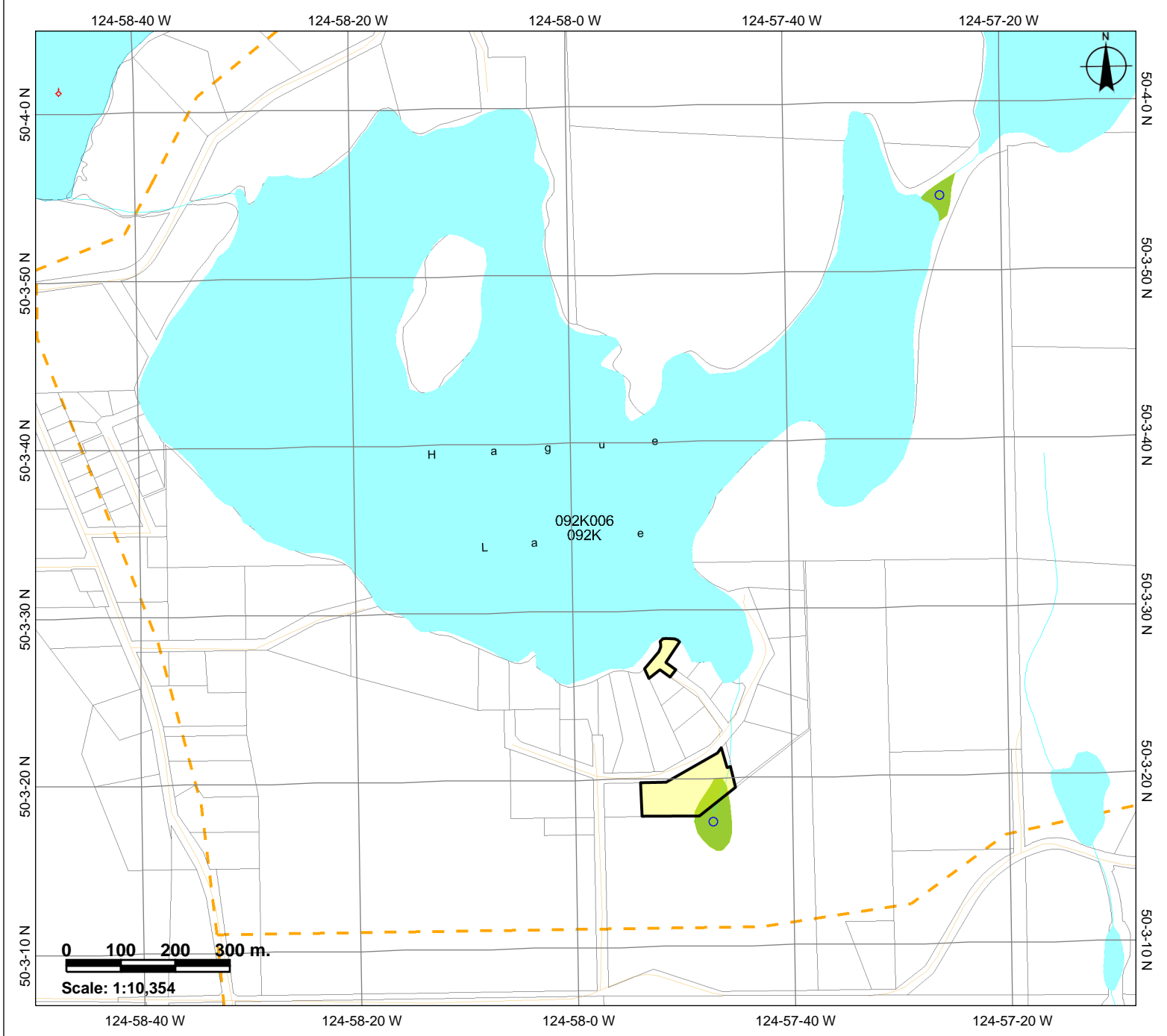
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Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia





Online Cadastre Mapping

Legend

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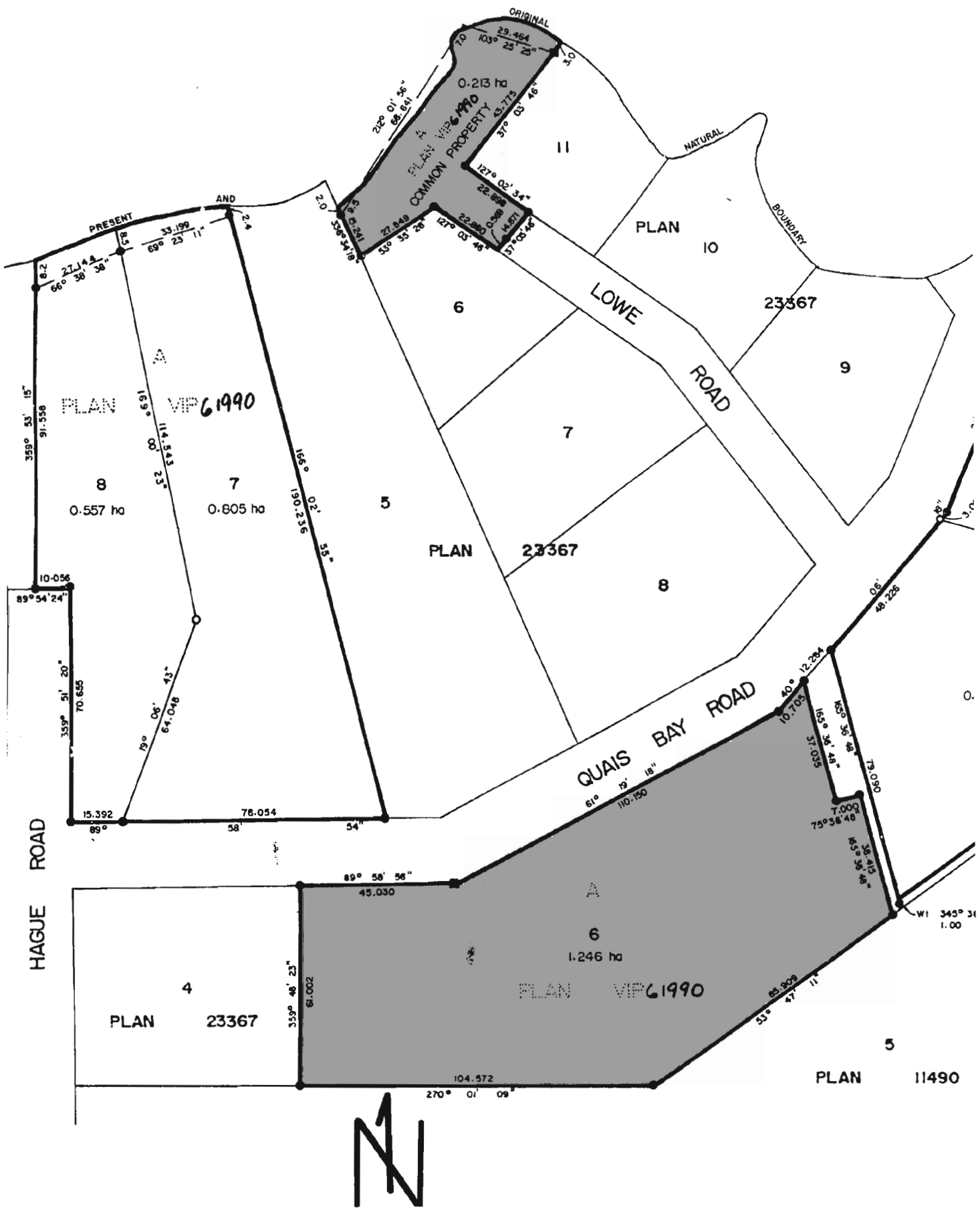
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Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia







SKETCH PLAN SHOWING THE LOCATION OF
 THE CABIN SITUATED ON THE COMMON PROPERTY
 OF STRATA PLAN VIS3804, SECTION 6, CORTES ISLAND
 SAYWARD DISTRICT



Legend _____

All distances shown are in metres

● Standard Iron Post found



denotes portion of building
 encroaching on the Common Property

HAGUE LAKE

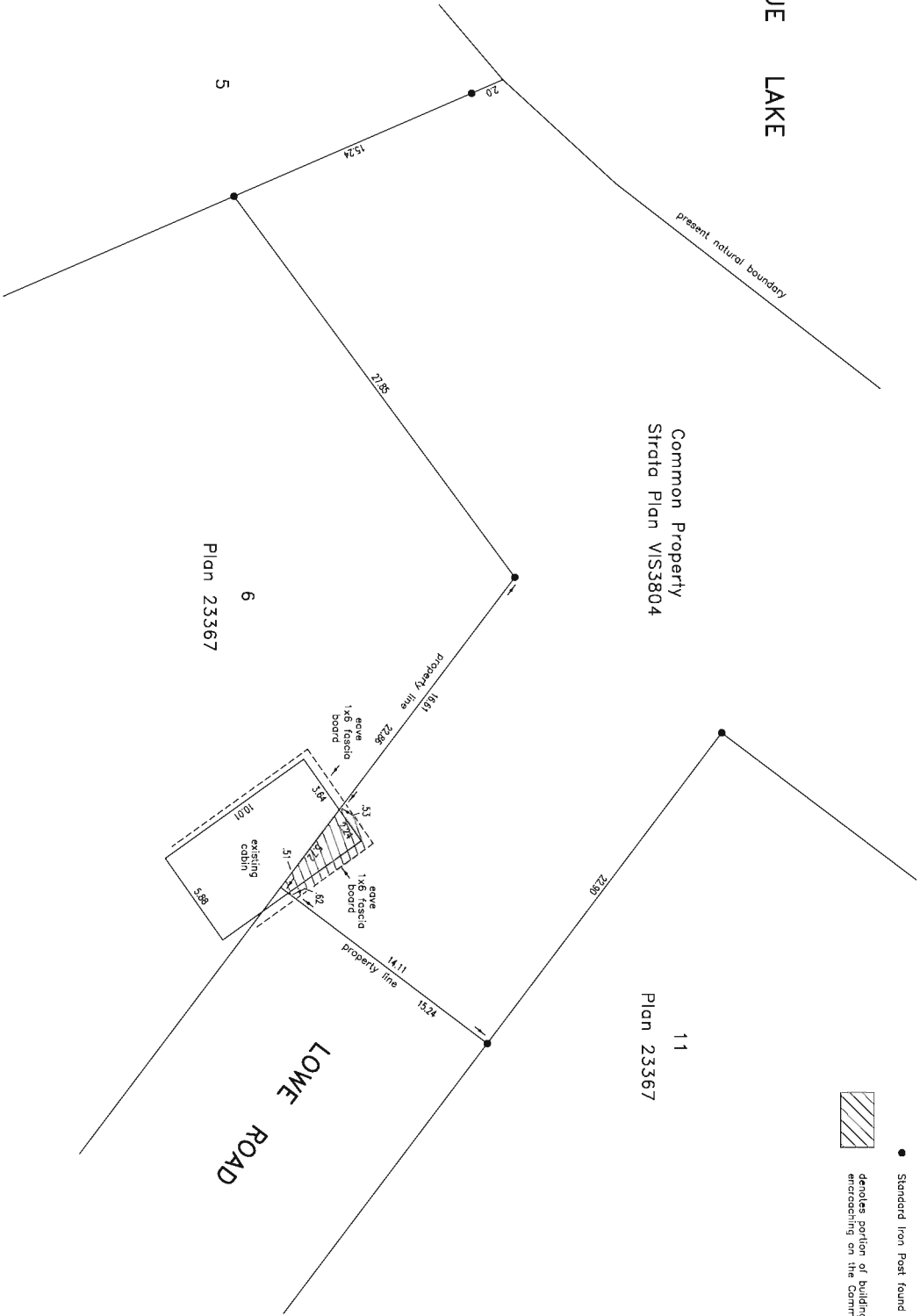
present natural boundary

Common Property
 Strata Plan VIS3804

11
 Plan 23367

6
 Plan 23367

LOWE ROAD




DATE OF DISCLOSURE

ADDRESS: 1119 Kw'as Bay Road

Cortes Island, BC

V90P1K0

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"/>
3. BUILDING				
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 accomodation?		<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"/>



INITIALS

DATE OF DISCLOSURE

ADDRESS: 1119 Kw'as Bay Road

Cortes Island, BC

V90P1K0

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>LB</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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>LB</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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.)

2R. Propane lease.
2e. Wood stove inspected 2003.

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.

[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 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.

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

[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