



**2.35 Residential Acres
871 Hayes Road,
Cortes Island, British Columbia
\$149,900 Canadian**



Residential Acreage on the Desirable South End of Cortes

Ready for the construction of your new home! This **2.35-acre** property is situated in a quiet corner location on the south end of **Cortes Island**. You are located only a few minutes walk away from public beach access to **Smelt Bay** and **Smelt Bay Provincial Park**.

This is a level, user friendly property: easy to develop. There is an existing shallow dug well and an area approved for septic and Hydro is to the property line. Many consider this one of the most desirable areas on the island!





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.

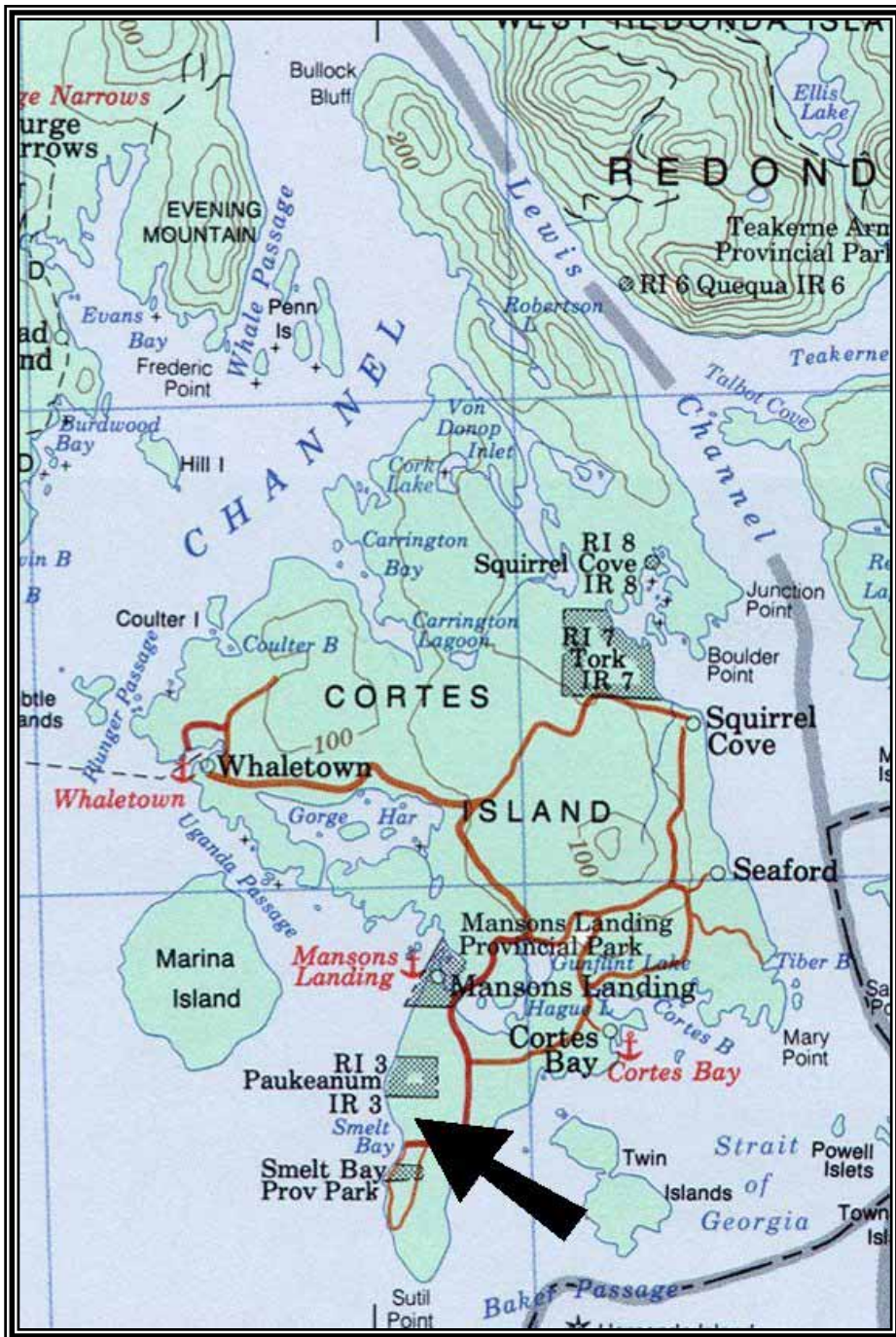
Cortes Island, part of the Discovery Islands is considered a major gateway to the very popular Desolation Sound region; well known for its waterfalls, secret coves, rock cliffs and tranquil natural beauty with plenty of opportunity for wildlife viewing, including bald eagles and bears. For the outdoor enthusiast it is truly one of the best jumping off points for a variety of outdoor activities including fishing, prawning, kayaking & 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
Strathcona Regional District
2010 Taxes: \$602.98
Latitude: 50° 02' Longitude: 124° 59'





BC Oceanfront Team

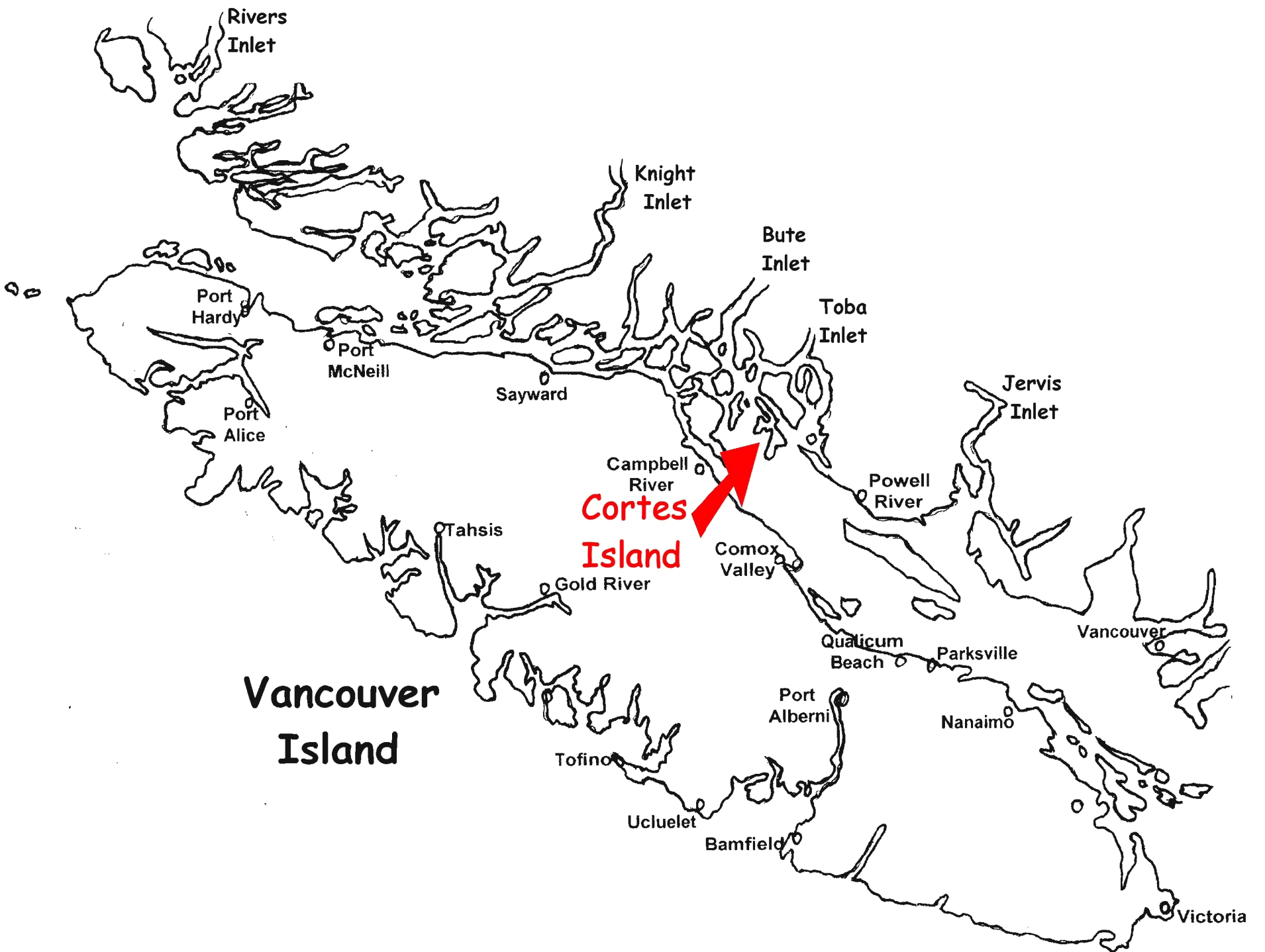
Ed Handja
Personal Real Estate Corporation
 Cell (250) 287-0011

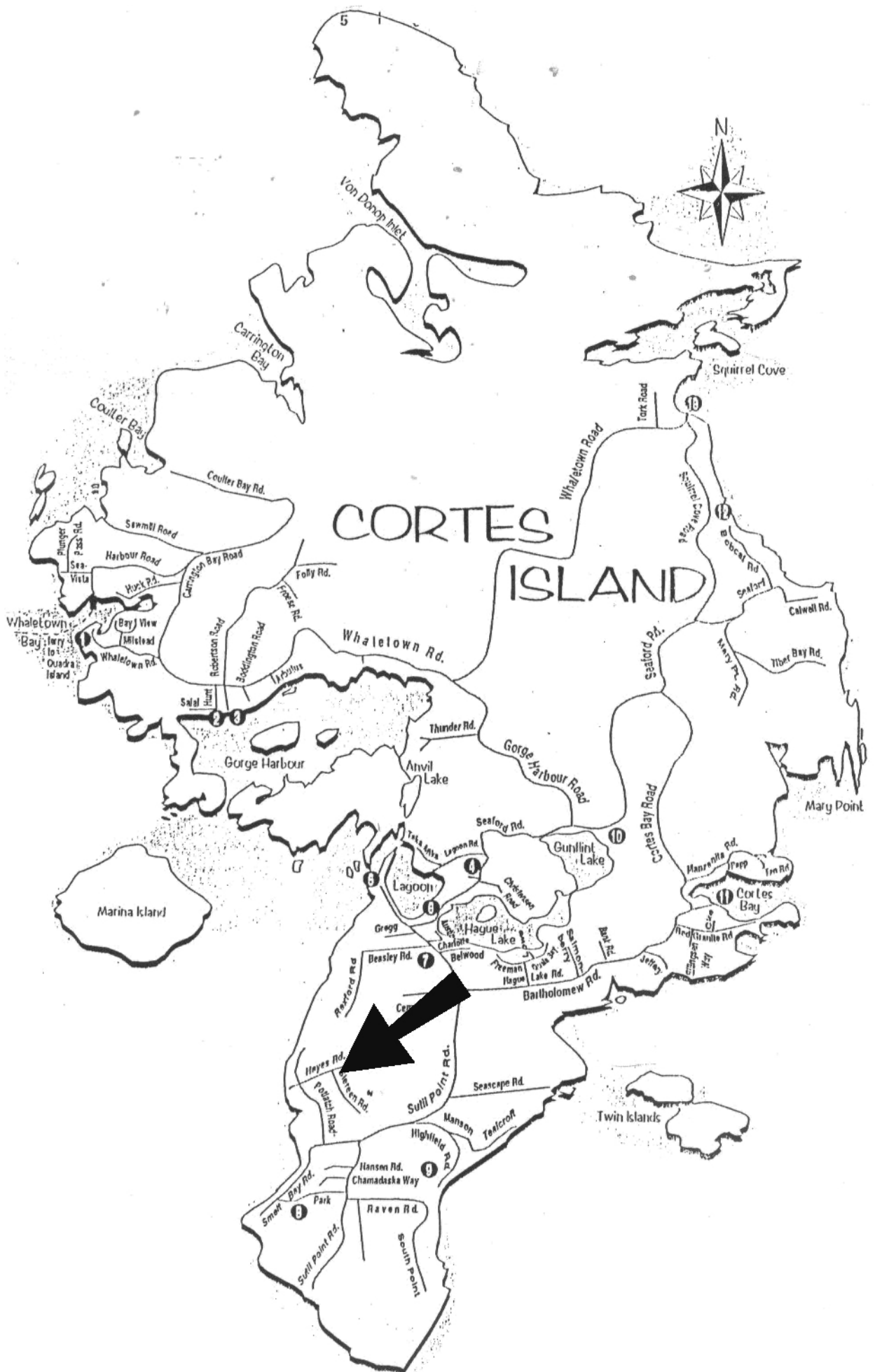
Shelley McKay
 Cell (250) 830-4435
 (Licensed Associate)

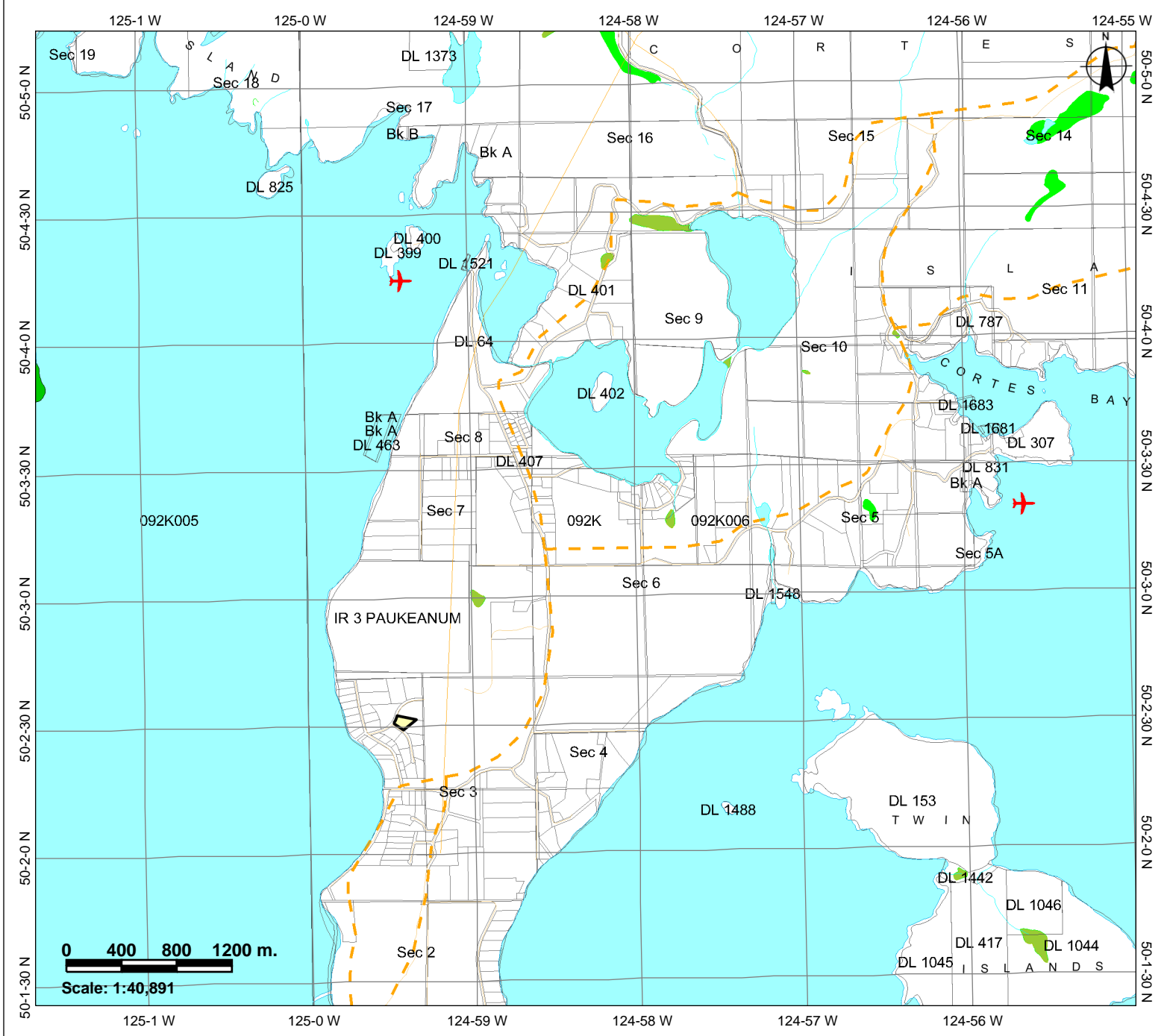
www.bcoceanfront.com

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 - 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

Copyright/Disclaimer

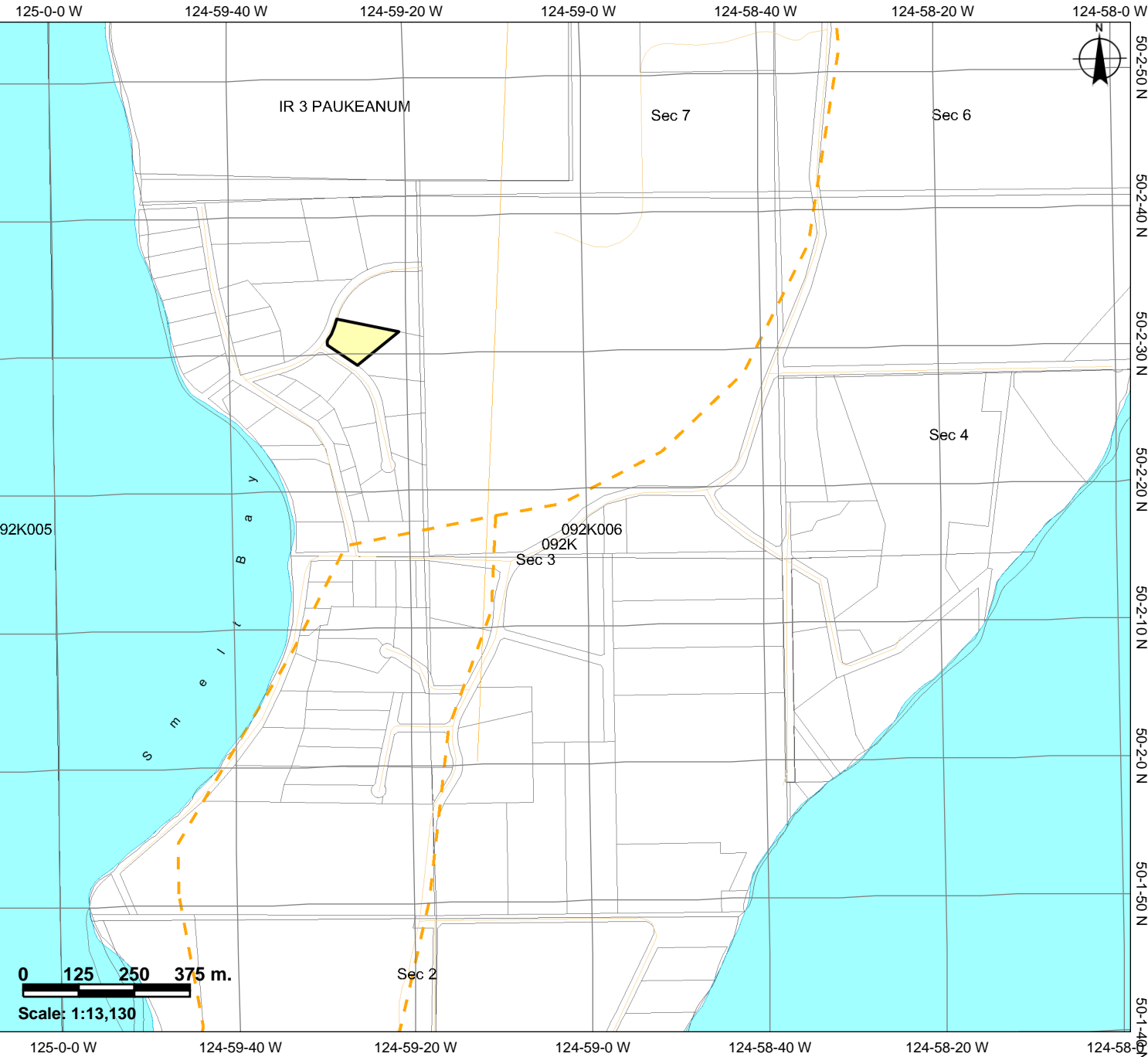
The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on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





0 125 250 375 m.
Scale: 1:13,130



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

Copyright/Disclaimer

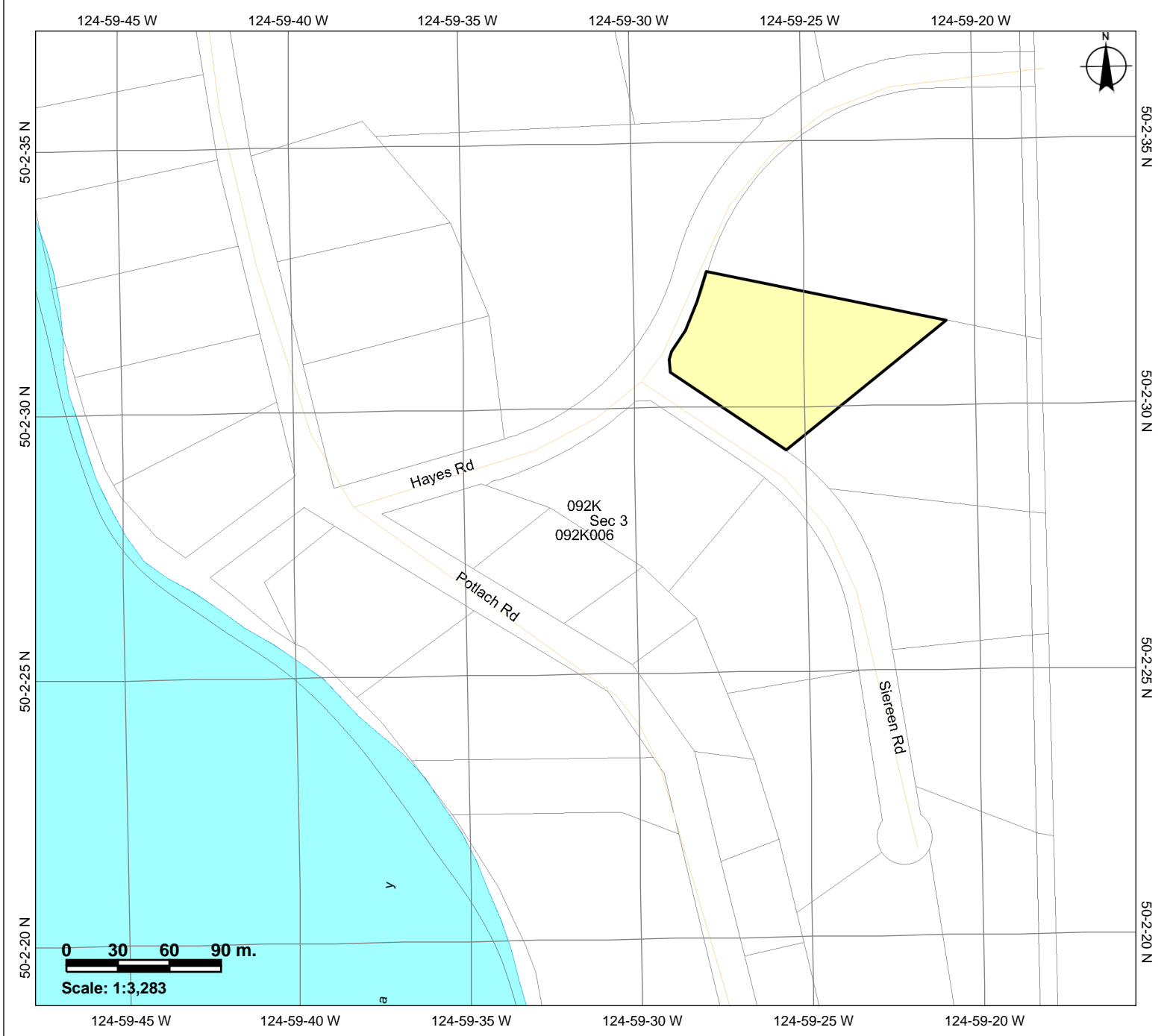
The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on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

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 - Intermittent
- Marsh
- Swamp
- Breakwall or Breakwater - Large
- Dyke or Levee
- Island - Definite
- Sand Bar
- Sea Wall
- Coastline - Definite
- Coastline - Indefinite
- Transportation - Road, Railroads

Copyright/Disclaimer

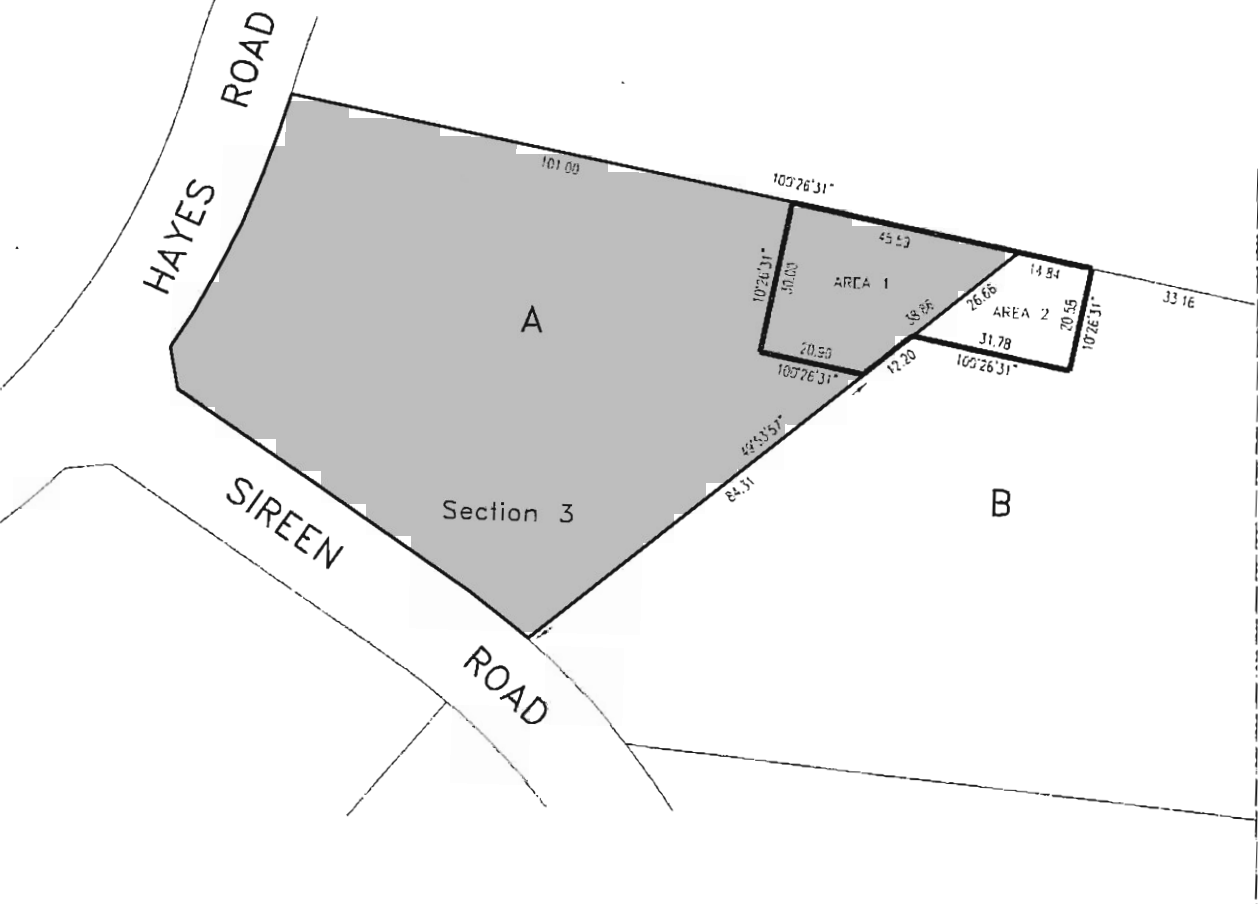
The material contained in this web site is owned by the Government of British Columbia and protected by copyright law. It may not be reproduced or redistributed without the prior written permission of the Province of British Columbia. To request permission to reproduce all or part of the material on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





PROPERTY DISCLOSURE STATEMENT

LAND ONLY


 Date of disclosure: September 28, 2011

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

ADDRESS: 871 Hayes Road Mansons Landing, Cortes Is. V0P 1K0 (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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		AS	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		AS	X	X
C. Is there a survey certificate available?	AS	AS	X	X
D. Are you aware of any current or pending local improvement levies/charges?		AS	X	X
E. Have you received any other notice or claim affecting the Land from any person or public body?		AS	X	X
F. Is the Land managed forest lands?		AS	X	X
G. Is the Land in the Agricultural Land Reserve?		AS	X	X
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		AS	X	X
I. Are you aware of any fill materials anywhere on the Land?		AS	X	X
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		AS	X	X
K. Are you aware of any uncapped or unclosed water wells on the Land?		AS	X	X
L. Are you aware of any water licences affecting the Land?		AS	X	X
M. Has the Land been logged in the last five years?		AS	X	X
(i) If yes, was a timber mark/licence in place?		AS	X	X
(ii) If yes, were taxes or fees paid?		AS	X	X
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.	AS		X	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 checked="" type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		AS	X	
C. Are records available regarding the quantity and quality of the water available?		AS		
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?		N/A		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		AS		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		N/A		

AS
AS
AS
AS

INITIALS

DATE OF DISCLOSURE

ADDRESS: 871 Hayes Road

Mansons Landing, Cortes Island VOP 1K0

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?		AS	X	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?		AS	X	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:

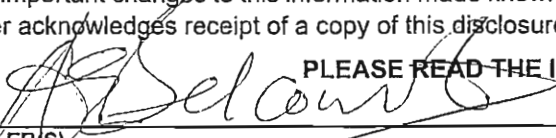
Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

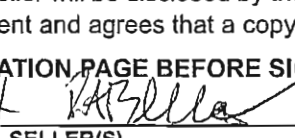
- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)

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.

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