



**Conville Bay Road, Lot 4
Quadra Island, British Columbia
\$1,190,000 Canadian**

Something entirely different in Island Oceanfront Living



This attractive **5.48-acre oceanfront property** is situated on the East side of Quadra just west of Bold Point fronting Hoskyn Channel; a very dramatic property with extensive oceanfront that includes a large rock outcrop as well as some frontage in a small bay.



The topography varies; it is relatively steep along the oceanfront then benches up in moss covered rock bluffs to approximately 100ft above the ocean. Only a small portion of the property has been developed; it has been left for the most part in its natural state, heavily forested with old growth fir, a mix of other conifers as well as arbutus.



Perched at the summit of this property is a significant 3-bedroom residence with approximately 2800sqft of finished living area plus an additional 900sqft area above the substantial double garage. This large open area could be easily finished to incorporate a variety of uses.



Built to last, this is an extremely well constructed residence with extensive use of natural materials & absolutely superb and unique, quality craftsmanship.



Outside there is extensive use of stone and brickwork surrounding the house, which incorporates a beautiful entrance to the gardens. On the ocean side of the home this stone and mason work includes patio decks, walkways, retaining walls and garden areas.



The interior has one-of-a-kind styling and features including open fir beams for the vaulted ceiling and extensive tile and brickwork. The centerpiece of the living area is a massive circular floor to ceiling brick fireplace with four accesses to a huge central firebox, truly unique. The quality, wood and tile work is incorporated throughout.



The kitchen is finished in maple. The master bedroom has a luxurious ensuite as well as access to the ocean side patio deck. There is a beautiful staircase leading to the upper level mezzanine where there is access to two bedrooms with beautiful arched wood doors.



The exterior of the home is finished in Cedar with a concrete tile roof. There is a sunroom and garden room on the southeast side adjacent to the large double garage. The home has in-floor radiant heat, which is fired with both propane and wood. There is a significant outbuilding for fuel and wood storage. Domestic water is supplied by a drilled well and there is an underground 10,000-gallon water reservoir that has been incorporated into the foundation. A conventional septic system is in place.



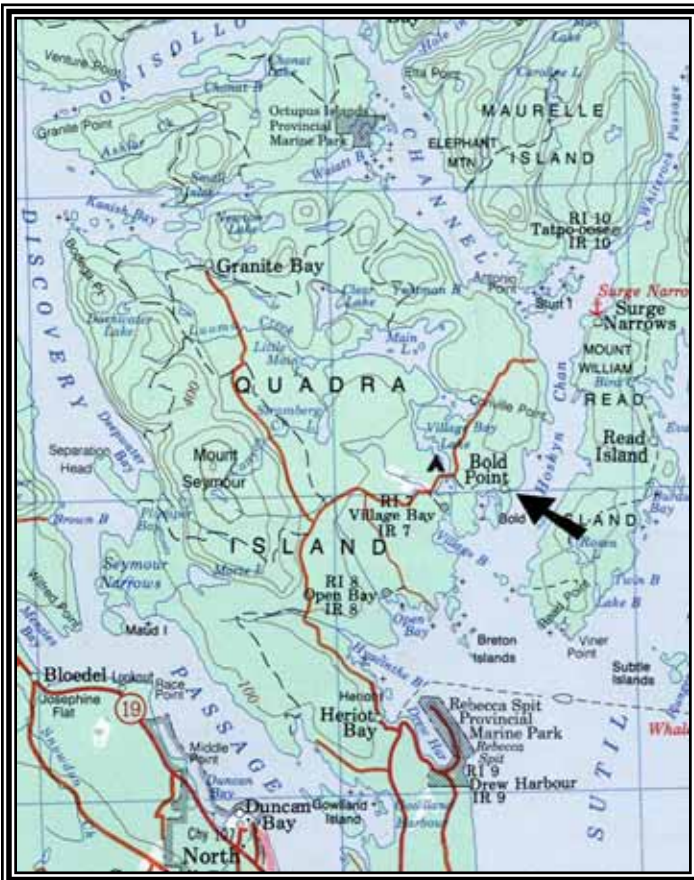
This property is in an enhanced setting that stimulates your senses and has been developed in such a way that it maximizes your privacy. Being perched on the top of this property you are surrounded by a forest that you look through to enjoy some absolutely breathtaking ocean and mountain views, yet no one can see you.



Eagles and Hawks fly by and perch right outside your windows and the moss covered bluffs which tier down towards the ocean provide a safe haven for the resident deer. A wonderful place to live and enjoy.

Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 full-time residents) of the Discovery Island group. 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.

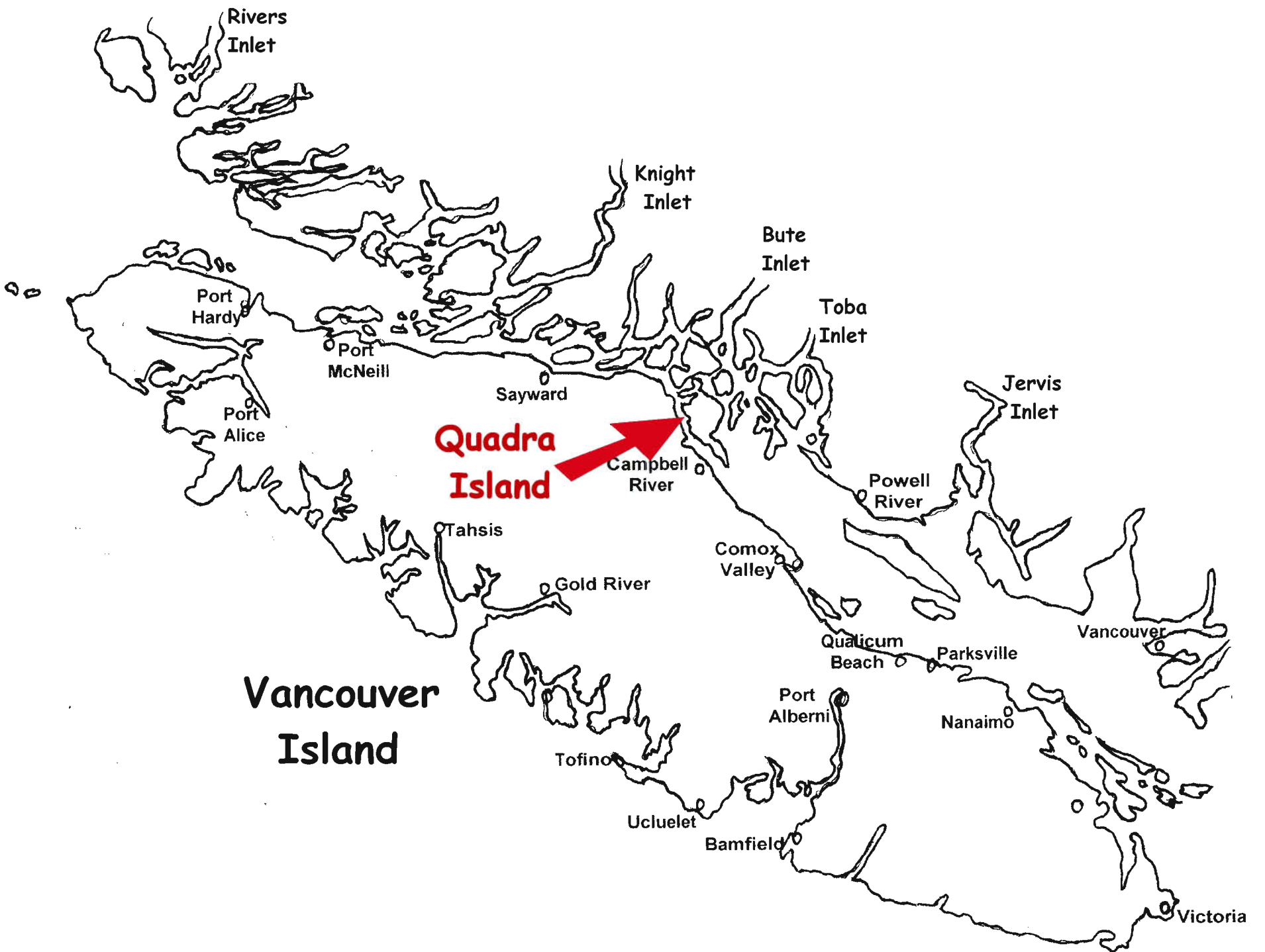


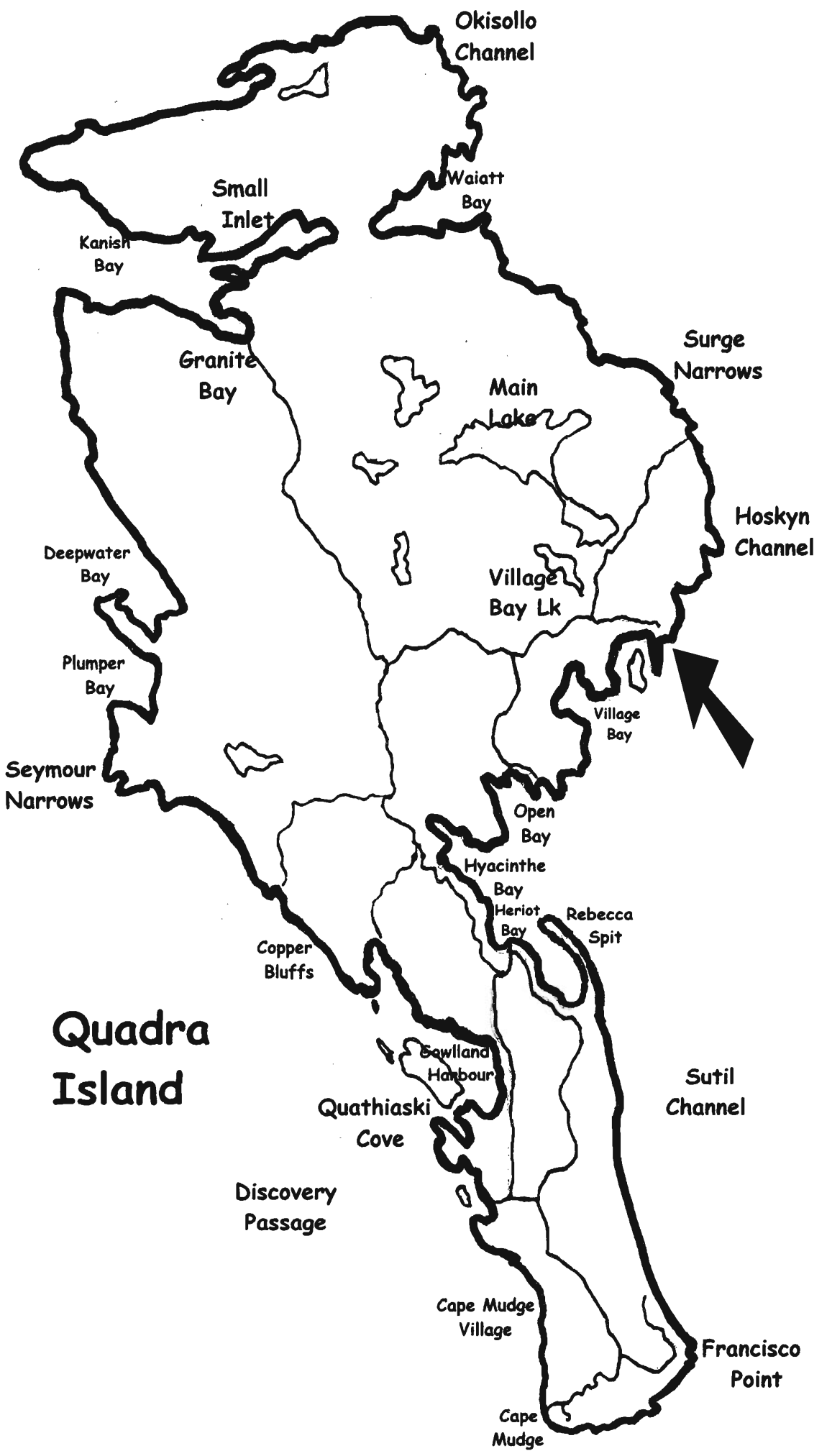
Zoning: RU-1
Regional District of Comox
Strathcona
2008 Taxes: \$3384.36
 Latitude: 50° 10' Longitude:
 125° 10'

Listing Salesperson: **Ed Handja P.R.E.C.**
 1-800-563-7322 or cell (250) 287-0011

www.bcoceanfront.com

Coast Realty Group (CR) Ltd.
 #101 - 300 St. Ann's Road,
 Campbell River, BC V9W 4C6
 Office: (250)287-2000 - Fax
 Line: (250) 287-7090





**Quadra
Island**

Okisollo
Channel

Small
Inlet

Waiatt
Bay

Kanish
Bay

Granite
Bay

Main
Lake

Surge
Narrows

Hoskyn
Channel

Deepwater
Bay

Village
Bay Lk

Plumper
Bay

Village
Bay

Seymour
Narrows

Open
Bay

Hyacinthe
Bay

Rebecca
Spit

Copper
Bluffs

Heriot
Bay

Quadra
Island

Sawlland
Harbour

Sutil
Channel

Quathiaski
Cove

Discovery
Passage

Cape Mudge
Village

Francisco
Point

Cape
Mudge



BOLD PT RD

JUNIPER RD

BOLD PT RD

Area J



Date of Disclosure: May 30th, 2008

PAGE 1 of 3 PAGES

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

ADDRESS ▶ Lot 4 Conville Bay Rd Quadra Island, BC V0P 1H0

THE PROPERTY CONTAINS THE FOLLOWING STRUCTURES:

Principal Residence Residence(s) Barn(s) Shed(s)
 Other Structure(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. PROPERTY - This property disclosure statement is in respect of the land and the <u>Principal Residence</u> (describe one structure only , for all other structures use the Rural Property Land and Structure Addendum)	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Indicate the water system(s) the structure uses: Well <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Municipal <input type="checkbox"/> Other _____ <input type="checkbox"/> Not Connected <input type="checkbox"/>	<i>[initials]</i>			
B. Are you aware of any problems with the water system? <u>1 gpm / 1000 gal / res</u>	<i>[initials]</i>			
C. Are records available regarding the quantity and quality of the water available?				
D. Are you aware of any uncapped or unclosed water wells on the property?		<i>[initials]</i>		
E. Are you aware of any water licences affecting the property?		<i>[initials]</i>		
F. Indicate the waste disposal system the structure uses: Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Holding Tank <input type="checkbox"/> Community <input type="checkbox"/> Municipal <input type="checkbox"/> Other: _____ <input type="checkbox"/>	<i>[initials]</i>			
G. Are you aware of any problems with the waste system?		<i>[initials]</i>		
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				
I. Are there any equipment leases or service contracts (i.e. septic removal)?		<i>[initials]</i>		
J. Are you aware of any underground oil storage tanks anywhere on the property?		<i>[initials]</i>		
K. Are you aware of any fuel storage anywhere on the property, past or present?		<i>[initials]</i>		
L. Are you aware of any chemical storage anywhere on the property, past or present?		<i>[initials]</i>		
M. Are you aware of any fill materials anywhere on the property?		<i>[initials]</i>		
N. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the property?		<i>[initials]</i>		

[Signature]
Initials

ADDRESS ► Lot 4 Conville Bay Rd

Quadra Island, BC

VOP 1H0

1. PROPERTY (continued)		YES	NO	DO NOT KNOW	DOES NOT APPLY
O.	Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<input checked="" type="checkbox"/>		
P.	Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
Q.	Have you received any other notice or claim affecting the property from any person or public body?		<input checked="" type="checkbox"/>		
R.	Has the property been logged in the last five years?		<input checked="" type="checkbox"/>		
	(i) If yes, was a timber mark/licence in place?				
	(ii) If yes, were taxes or fees paid?				
S.	Is the property managed forest lands?		<input checked="" type="checkbox"/>		
T.	Is the property in the Agricultural Land Reserve?		<input checked="" type="checkbox"/>		
U.	Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		<input checked="" type="checkbox"/>		
V.	Is there a survey certificate available?	<input checked="" type="checkbox"/>			
W.	Are you aware if the property has been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>		
X.	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?		<input checked="" type="checkbox"/>		
Y.	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?		<input checked="" type="checkbox"/>		
2. STRUCTURE		YES	NO	DO NOT KNOW	DOES NOT APPLY
A.	Does the structure contain unauthorized accomodation?		<input checked="" type="checkbox"/>		
B.	To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>			
C.	To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>			
D.	To the best of your knowledge, has the structure ever contained asbestos products?		<input checked="" type="checkbox"/>		
E.	Has a final building inspection been approved or a final occupancy permit been obtained?				<input checked="" type="checkbox"/>
F.	Has any wood-burning device been installed, e.g., wood stove, wood fireplace, fireplace insert, wood furnace?	<input checked="" type="checkbox"/>			
	(i) If yes, has it been approved by local authorities?	<input checked="" type="checkbox"/>			
G.	Are you aware of any additions or alterations made without a required permit and final inspection?		<input checked="" type="checkbox"/>		
H.	Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>		
I.	Are you aware of any structural problems with the structure?		<input checked="" type="checkbox"/>		
J.	Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
K.	Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
L.	Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>		
M.	Are you aware of any roof leakage or unrepaired damage? (Age of roof if known: <u>20</u> years)		<input checked="" type="checkbox"/>		
N.	Are you aware of any problems with the electrical system?		<input checked="" type="checkbox"/>		
O.	Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		

ADDRESS Lot 4 Conville Bay Rd

Quadra Island, BC

V0P 1H0

2. STRUCTURE: (continued)		YES	NO	DO NOT KNOW	DOES NOT APPLY
P.	Are there any equipment leases or service contracts, i.e., security systems, water purification, etc.?				
Q.	Are you aware of any problems with the heating and/or central air conditioning system?				
R.	Are you aware of any problems with the swimming pool and/or hot tub?				
S.	Are you aware if the structure has been used as a marijuana grow operation or to manufacture illegal drugs?				
T.	Was this structure 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.)				
U.	Is this structure covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
V.	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 structure?				
W.	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 structure?				

For the purposes of Clauses 1.X. and 1.Y. and 2.V. and 2.W. 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

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.

SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this 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 structure and, if desired, to have the property and structure 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 agencies or their representatives warrant or guarantee the information provided about the property and structure.

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