



RE/MAX Oceanview Realty, 5686 Cowrie St., Sechelt, BC & 12874 Madeira Park Rd., Pender Harbour, BC
1-800-792-7719 * Sechelt: 604-885-5414 * Pender Harbour 604-883-9212*info@sunshinecoasthomes.com

DL 1020 Green Bay | Nelson Island

SunshineCoastHomes.com

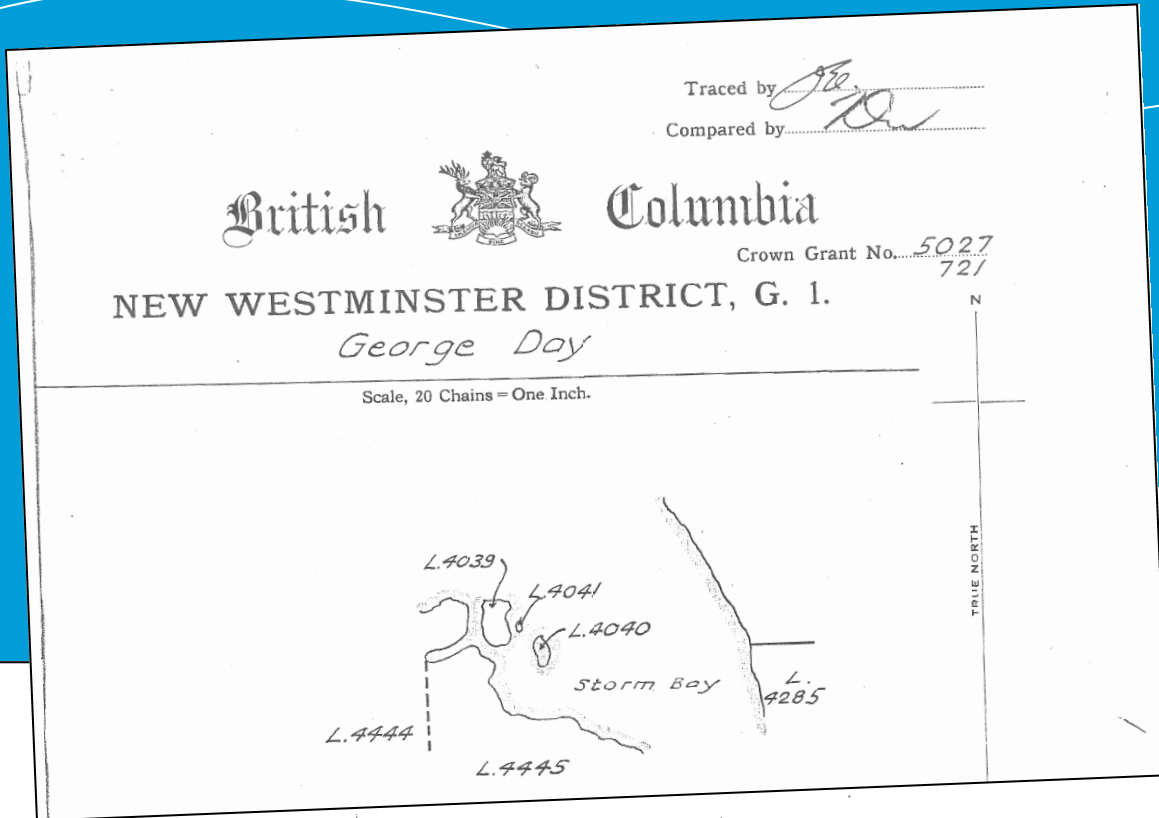


“Stop the Boat!”

This ~96 acre property offers over 1500’ of ocean front and protected moorage in easy to access Green Bay on popular Nelson Island. Enjoy total privacy and access to your own 20 acre lake or invest your time and energy in developing the property into something truly remarkable. The property’s waterfront has long been enjoyed by boaters as a safe harbour and tranquil summer get-away. As a bonus, there are 2 partially serviced existing cabins on the property so you can start enjoying it TODAY! Call for an information package or to arrange a personal tour.



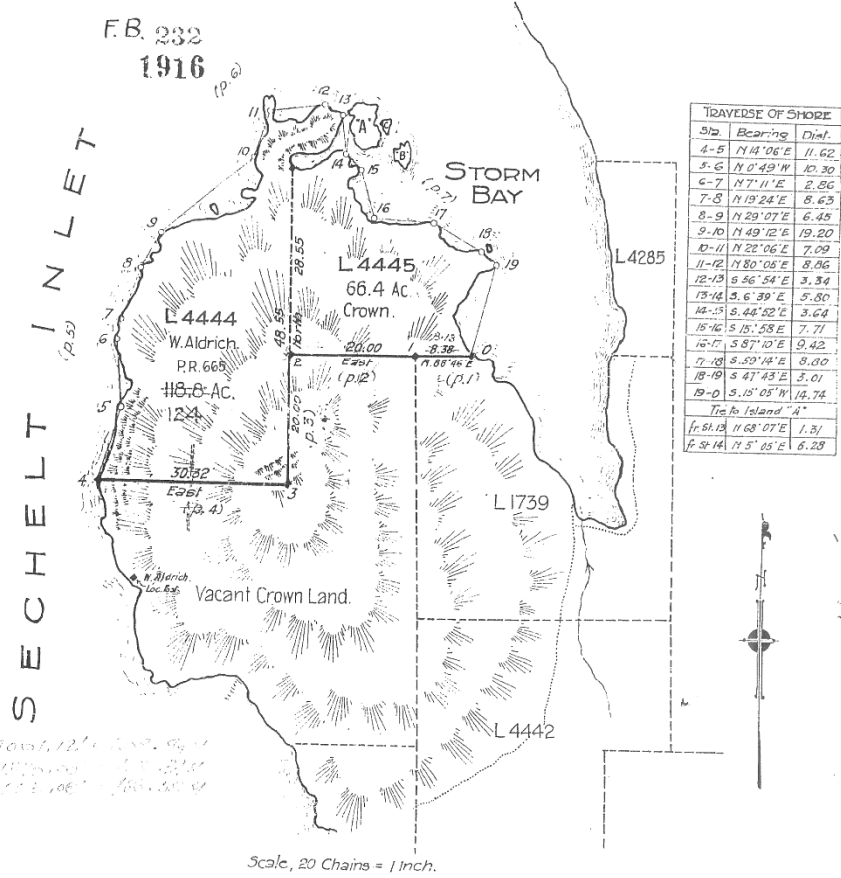




AFFIDAVIT.

I, *[Signature]*, a duly authorized
 of the Province of British Columbia, make oath and
 certify that the said survey on the *11th* day
 of *July*, 191*6*, and completed it on
 day of *July*, 191*6*.
 I was present at and did personally superintend the said
 survey set out in annexed field-book and marked "A."
 The lines contained in the field-book are a correct representa-
 tion on the ground by me.

Witness my hand and seal this *11th* day
 of *July*, 191*6*.
[Signature]
 A Commissioner for taking affidavits
 within British Columbia.



Frequently Asked Questions...



Q: Where is the source of water?

A: While fresh drinking water is available from Marilyn Creek and is secured with a Conditional Water License from the Ministry of Environment, the current owners utilize a series of rain water collection systems.

Q: How much water am I allowed to take from the creek?

A: The water license authorizes 500 gallons a day for domestic purposes.

Q: What are the annual property taxes before any rebates?

A: Property Taxes for DL 4445 were \$3,529 for 2008.

A: Property Taxes for DL 4040 were \$1,422 for 2008.

Q: What is the assessed value of the properties?

A: DL 4445 is assessed at \$901,100.

A: DL 4040 is assessed at \$344,000.

Q: Is there float plane service available?

A: Yes, West Coast Air provides service from Sechelt & Richmond.

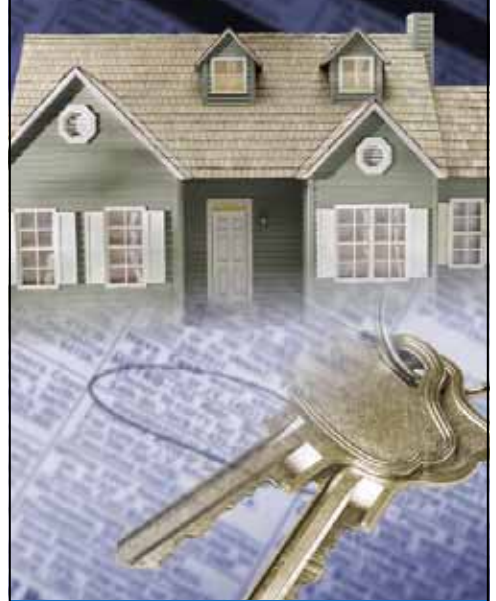
Q: Are there any improvements on the land.

A: Yes—There are 4 structures on the property (Cook house / living quarters, storage / mechanical shed, storage on dock—approximately 400 sqft).

Q: Is there marketable timber on the property?

A: Yes, while there hasn't been a timber cruise done, there is a significant amount of standing timber on the property.

We're here to help.
Call us today.



If you are moving, we can help make the experience as economical and comfortable as possible.

Having the right information and advisors is a important part of making wise financial decision.

- ◆ **Do you require financing?**
- ◆ **Do you have a mortgage to transfer?**
- ◆ **Do you have a mortgage broker to help you make these decisions?**
- ◆ **Do you know how much you can afford?**
- ◆ **How much do you have for a down payment?**
- ◆ **Do you need a local lawyer or notary to facilitate a transaction or review paperwork?**

Call us at (604) 885-5414



“Drop off at the dock” **Float Plane** service available from Sechelt or from Vancouver International Airport. Alternatively, water taxi service is available from both Egmont or Sechelt at a cost of \$155.00 per hour. Estimated time from Egmont—45 minutes (return trip) or approximately an hour from Sechelt.

WESTCOAST AIR

HOME SCHEDULES AIR BUYS CHARTERS TOURS CARGO CONTACT LOGIN

Effective May 4, 2009

SCHEDULE INFORMATION

Sechelt <--> Jervis Inlet
Effective May 4, 2009 onwards

From Sechelt				From Jervis Inlet			
Depart	Arrive	Flt#	Days	Depart	Arrive	Flt#	Days
09:00		5516	Daily	10:15		5626	Daily
13:00		5548	Daily	14:30		5660	Daily

*Operates Monday, Wednesday, and Friday - 2 seat minimum
*Arrival times will vary depending on number of stops within each zone

Zone #1	Zone #2
\$139.00	\$189.00
Blind Bay	Britan River
Closham Falls	Chatterbox Falls
Earls Creek	Deserted Bay
Earls Cove	Glacier Creek
Egmont	Hunaedin
Irvines Landing	Malbu
Garden Bay	Stakaus
Medan	
Storm Bay	



WESTCOAST AIR

HOME SCHEDULES AIR BUYS CHARTERS TOURS CARGO CONTACT LOGIN

May 04 - Oct 31

SCHEDULE INFORMATION

Sechelt <--> Richmond (YVR)
May 04 - Oct 31, 2009

From Sechelt				From Richmond (YVR)			
Depart	Arrive	Flt#	Days	Depart	Arrive	Flt#	Days
07:30	08:00	3504	Daily	08:15	08:45	3610	Daily
11:30	12:00	3536	Daily	12:15	12:45	3642	Daily
16:15	16:45	3574	Daily	17:00	17:30	3680	Daily

\$85.00 one way (plus YVR Fee and GST)
1-800-347-2222 toll free

Sechelt Terminal Location
Unit #1, 5764 Wharf Street
Sechelt, BC

Richmond Terminal Location
4640 Inglis Drive
Richmond, BC

SECHULT

RICHMOND

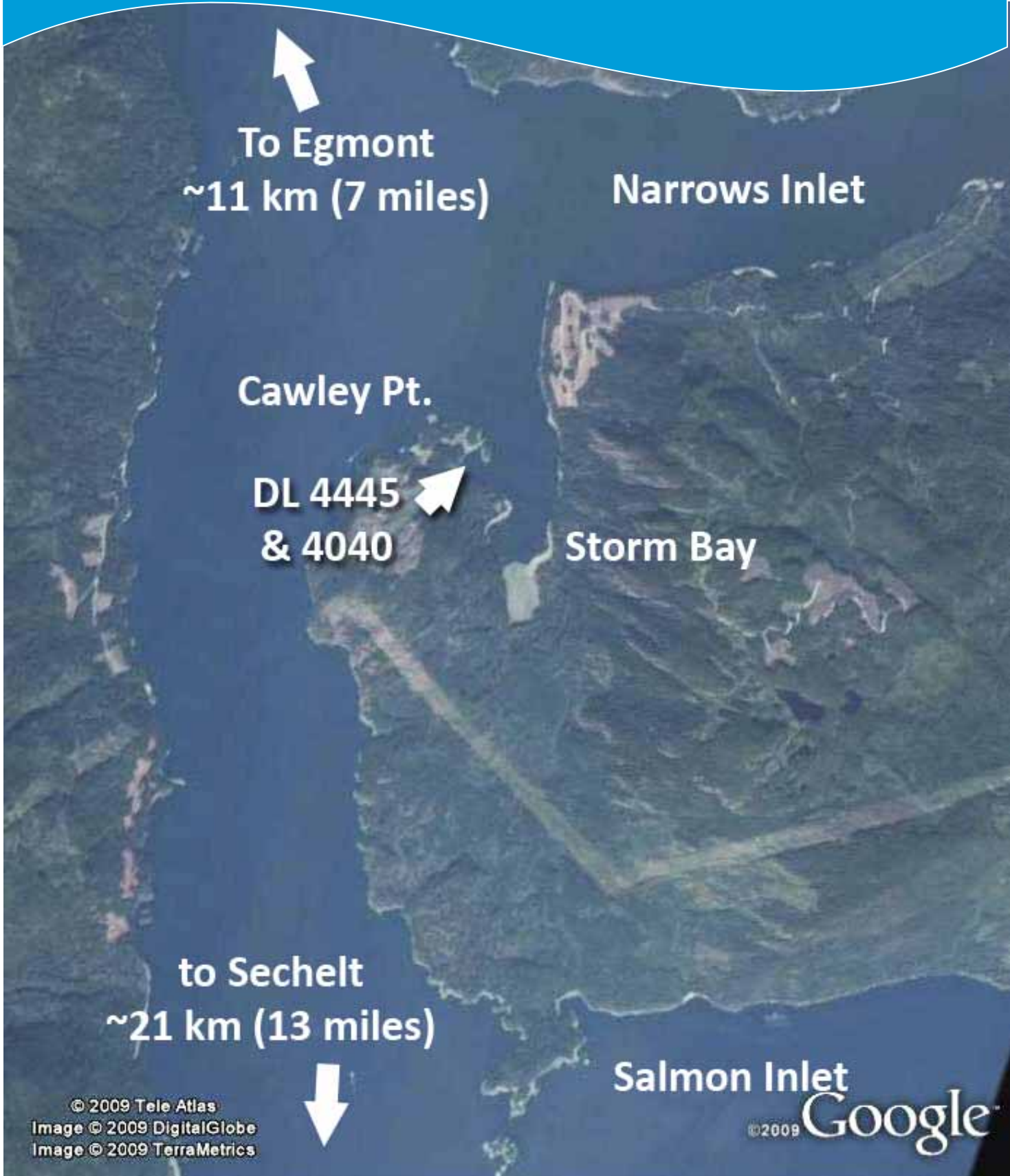
Please Remember:

- We offer complimentary shuttle drop off service from the floatplane base to YVR
- A credit card is required to complete your reservation. Changes and cancellations are accepted up to 1 hour prior to departure
- No shows are billed 100% penalty
- Check in time is 25 minutes prior to departure and picture ID is required
- Baggage allowance is limited to 25 lbs per person
- Pay Parking is available at all locations

System by EkSystems

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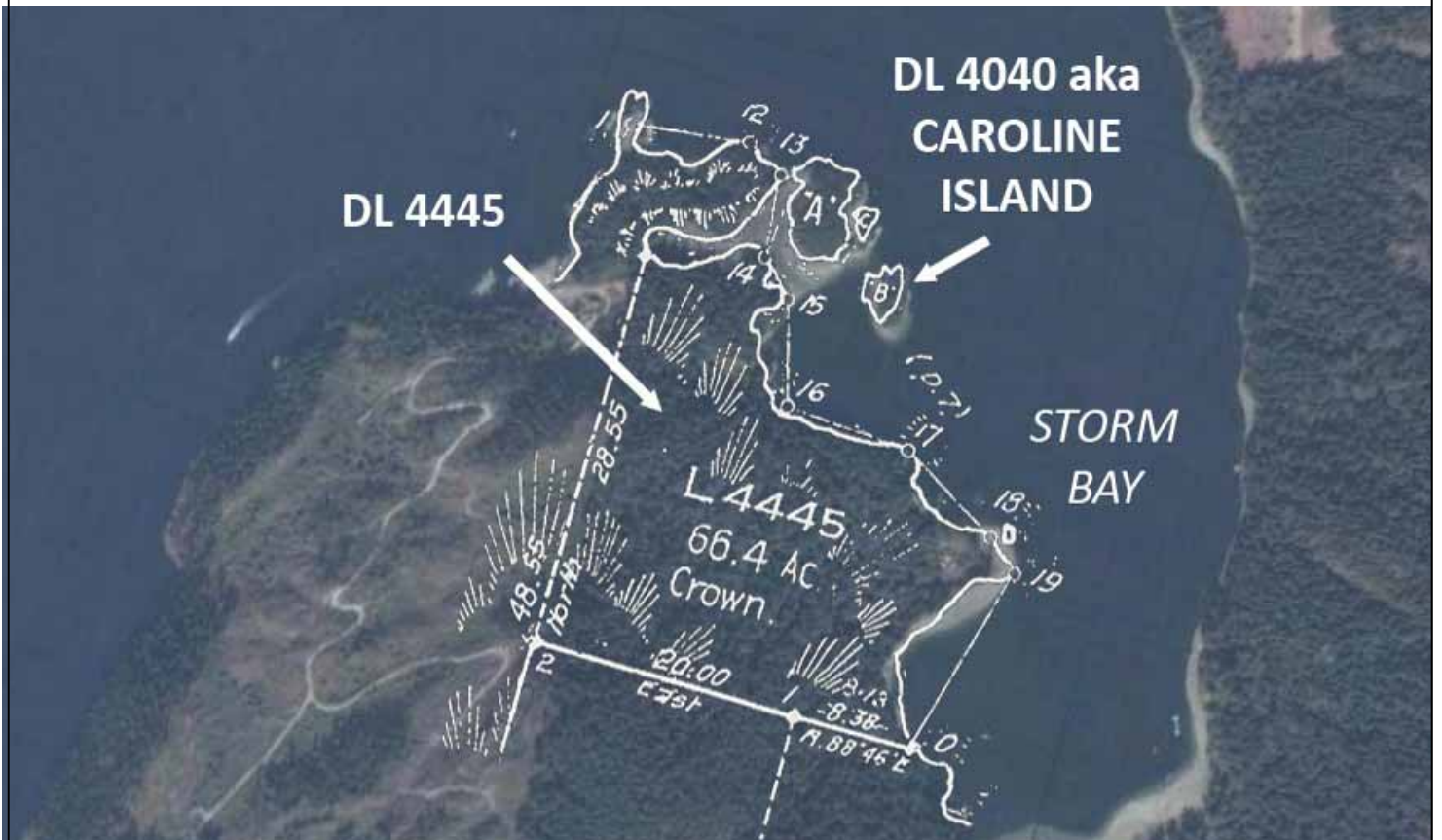


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www.SunshineCoastHomes.com/stormbay.html

Ask for Alan or Dave at RE/MAX Oceanview Realty 604-885-5414



Your One Stop "Real Estate" Shop

At **SunshineCoastHomes.com**, our mission is to give you the very best service possible, building a lasting relationship with you as your personal Real Estate Agents on the Sunshine Coast. Your greatest compliment to us will be when you refer us to your friends and associates.

Realtor's Alan Stewart, Dave Milligan, Susanne Jorgensen, and Dianne Knight cover the spectacular Sunshine Coast - **Gibsons, Roberts Creek, Sechelt, Halfmoon Bay, Pender Harbour, & Earl's Cove and Egmont.**

Benefit from our experience in either Residential or Commercial properties. Whether dealing with a \$3,000,000 oceanfront estate or a \$250,000 weekend retreat, you will receive the same special attention. You will also benefit from our negotiating skills and our thorough knowledge of Sunshine Coast property, values and marketing trends.

Visit our website, SunshineCoastHomes.com, our one stop shopping site, which will save you time and money! We will work closely with you in determining the perfect property of your dreams and finding it! If our Featured Listings do not meet your needs, we have hundreds of MLS® listings available to choose from. We even offer a "**Automatic Update**" feature which will alert you to all new MLS Listings as they come on the market.

Start your search with us right now for your own "piece of paradise". Share your Sunshine Coast Dream ideas with us and we will make them a reality!

We're marketing a lifestyle on the Sunshine Coast,

Alan Stewart & Dave Milligan

Licensed Realtors and Team Leaders

