

SEA★STAR

Sea Star Estate Farm and Vineyards

"...one of Canada's best... one of Canada's most respected up-and-coming wineries"
Forbes.com - Sandra MacGregor, August 25th, 2019

"...These wines have never failed to impress since they arrived on the scene just a few years ago. More to the point, it's apparent now that diminutive Sea Star has emerged as a flagship BC producer."

Wine & Dining Journalist Tim Pawsey: the Hired Belly, July 7 2019



The premiere, award-winning coastal BC winery, located in the Southern Gulf Islands. Renowned for crisp, flavorful wines, and a very popular tasting room and winery facility surrounded by nature's beauty.

Sea Star Estate Farm & Vineyards is a land-based winery located on Pender and Saturna Islands, conveniently located between Vancouver and Victoria. With a modern, upscale winery, tasting room, vineyards and facilities on Pender Island, and very large

facilities and vineyards on neighboring Saturna Island, Sea Star is a thriving boutique winery with significant opportunity for dramatic expansion.

Website: <https://seastarvineyards.ca/>

Facebook: <https://www.facebook.com/SeaStarEstateFarmAndVineyards/>



Sea Star's Saturna Island Vineyards



- 77 acres with 60 acres fenced and 40 acres established vineyards planted from 1995 to 2000, deer fenced, irrigated from captured runoff
- Pinot Noir, Pinot Gris, Chardonnay, Gewurztraminer, Pinot Meunier are primary varietals
- Uniquely, the property is zoned F1, Farm Resort, supporting development of visitor accommodations up to 5 units and 20 bedrooms
- Includes private ocean-front access and 40'x60' dock, in process of foreshore lease renewal
- Property is in the Agricultural Land Reserve so very low taxable land value
- 10,000 sq ft steel frame winery built in 2002 on expansive concrete pad with in floor radiant heat
- Bistro building and facilities including a tasting room and kitchen/restaurant
- Large sunny, south facing patio licensed as picnic area with sweeping views of vineyards and the ocean
- Caretaker's residence with fireplace and radiant in-floor heat, machine workshop, large tractor barn and horse barn
- Extensive inventory of wine making equipment, including: 105,000 litre capacity stainless steel, jacketed Ripley tanks (in 10K – 4.5K litre capacities), Sutter EPC 50 5,000 litre stainless steel press

- Vineyard equipment including: 2 New Holland TN95FA tractors (2007), electric 4x4 Polaris Ranger ATV (2017)
- Ford F-550XL flatbed truck (2006)
- Full brochure available



Sea Star Saturna Island

Offered at \$3,650,000

Sea Star's Pender Island Vineyards



- 27.3 acres agricultural and rural zoned lot at 6643 Razor Point Road
- Modern and upscale winery and tasting room on 1.86 acres at 6621 Harbour Hill Drive
- 7 acres of established vineyards (5,000 vines) planted in 2002, deer fenced, irrigated from captured runoff in retaining pond
- Gewurztraminer, Pinot Noir, Pinot Gris, Riesling, Marechal Foch, Schönburger, Siegerrebe, Ortega
- 5,000 sq ft 2 storey winery building built in 2005; radiant heat in concrete, gravity fed for bottling
- Waterfront winemaker's cabin, fireplace, one bedroom plus loft, hot tub, decks, ocean views and beach access
- Tractor barn, waterfront beach cabin, garden cabin, log barn, sheep shed, storage shed
- New 5,000+ litre capacity jacketed, stainless steel fermenting tanks and wine making equipment, including CMA crusher/de-stemmer, Eno Veneta press, cross-flow filter, etc

- 2014 New Holland TK4030V vineyard tractor, 2 Polaris Ranger ATVs (2013 6x6, 2017 electric 4x4)
- 2011 Caterpillar 259B3 skid-steer loader
- 4 Babydoll Southdown sheep for weed control, soil aeration and fertilizing



Sea Star Pender Island

Offered at \$3,950,000

Sea Star Estate Farm and Vineyards Ltd.

BC licensed Land-Based Winery

- Demand for Sea Star wines significantly exceeds supply - virtually guaranteed sales; sells out all wines in 4 month summer period
- Established relationships with many of Vancouver and Victoria's best restaurants; exclusivity adds significantly to brand value
- Current case inventory: 1175 cases; wine reserved for restaurant allocations, bottled Pinot Noir and Bordeaux blend red wines aging for 18 months, plus reserved red library wines
- Average annual production over past 3 years: 3,467 cases; annual case production by year: 3,542 (2016) 3,784 (2017) 3,075 (2018)
- Current Pender Island winery maximum capacity 4,000 cases as presently configured
- Saturna Island winery capacity 9,000+ cases as presently configured
- Average current case sale price (pre-tax) based on sales channel mix: \$259.92/case
- Calculated average gross revenue: 3,467 cases * \$259.92 = \$901,142
- List of wine awards available, as well as remarkable wine scores from National and International judges.
- News articles and media coverage available.

For more information, please contact:

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