

Live the Dream!



105 Church Bay Road



House Features

- *Wood Burning Fireplace*
- *Vaulted Ceilings*
- *Radiant in-floor heating*
- *Insulated Windows*
- *Central Vacuum*
- *Security System*
- *Custom Cabinetry*
- *Slate Tile Floors*
- *Heated Towel Bars*
- *Shade Pockets*

Kitchen

- *Gas Range & Oven*
- *Water Filters*
- *Wine Storage*
- *Granite Countertops*

Dock

- *Approx. 20'x12' Trellised BBQ Warf*
- *Approx. 48'x10' Dock*
- *10'x6' Kayak Float with Cradle*
- *Deep Water Moorage*



Dockside Realty
Gulf Islands Vancouver Island

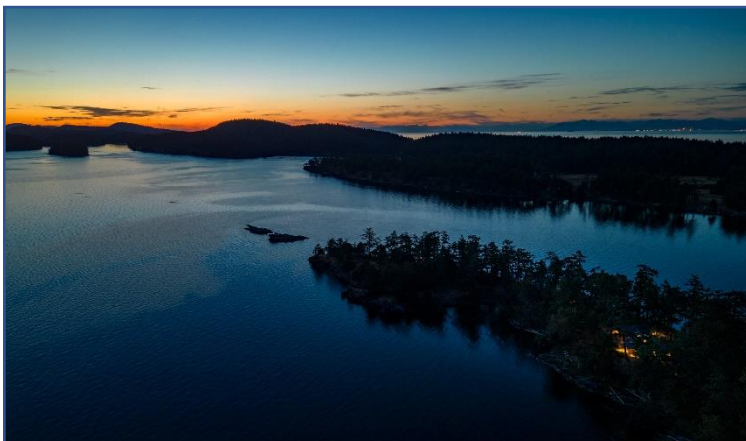
MICHAEL VALOUR, Licensed Realtor®
Office: 250-539-2121 • Cell: 250-818-3919 • www.DocksideRealty.ca

Features & Highlights



105 Church Bay Road

One of the most stunning properties in the Southern Gulf Islands! This Spectacular, approximately 5-acre incomparable peninsula located between Winter Cove & Veruna Bay Features a deep-water moorage dock, your own private sunny beach, a main residence, a separate guest residence & a perfect building site near the point! The finest materials & construction methods were utilized in these one-of-a-kind jewel box buildings built for an architect/owner. The stone & cedar shingle home is constructed with heavy timber glue-lam beams with vaulted ceilings. It showcases some of the finest stonework & craftsmanship with custom rift white oak doors & cabinets, vertical grain fir paneled ceilings, interior trim, doors & cabinets. The magnificent stone fireplace creates the heart of the home. Heated large format slate tile floors extend onto the patios. Exceptionally crafted metal roof, skylights & large windows provide natural light. Top of the line appliances. Come live your best life!



Features & Highlights



105 Church Bay Road



Year Built (est):
2007

Lot Acres: 4.8

Bedrooms: 2

Bathrooms: 2

Fin SqFt: 1,500

Unfin SqFt: 700

Water: Water
Catchment & Drilled
Wells

Foundation:
Concrete Poured,

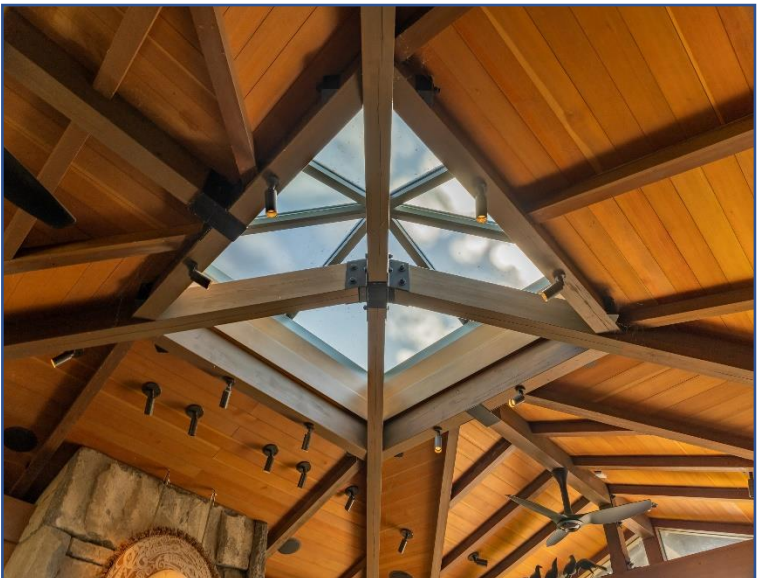
Roof: Metal

Ext Fin: Wood &
Stone

Heat: Radiant in-
floor

Waste: Septic

Features & Highlights



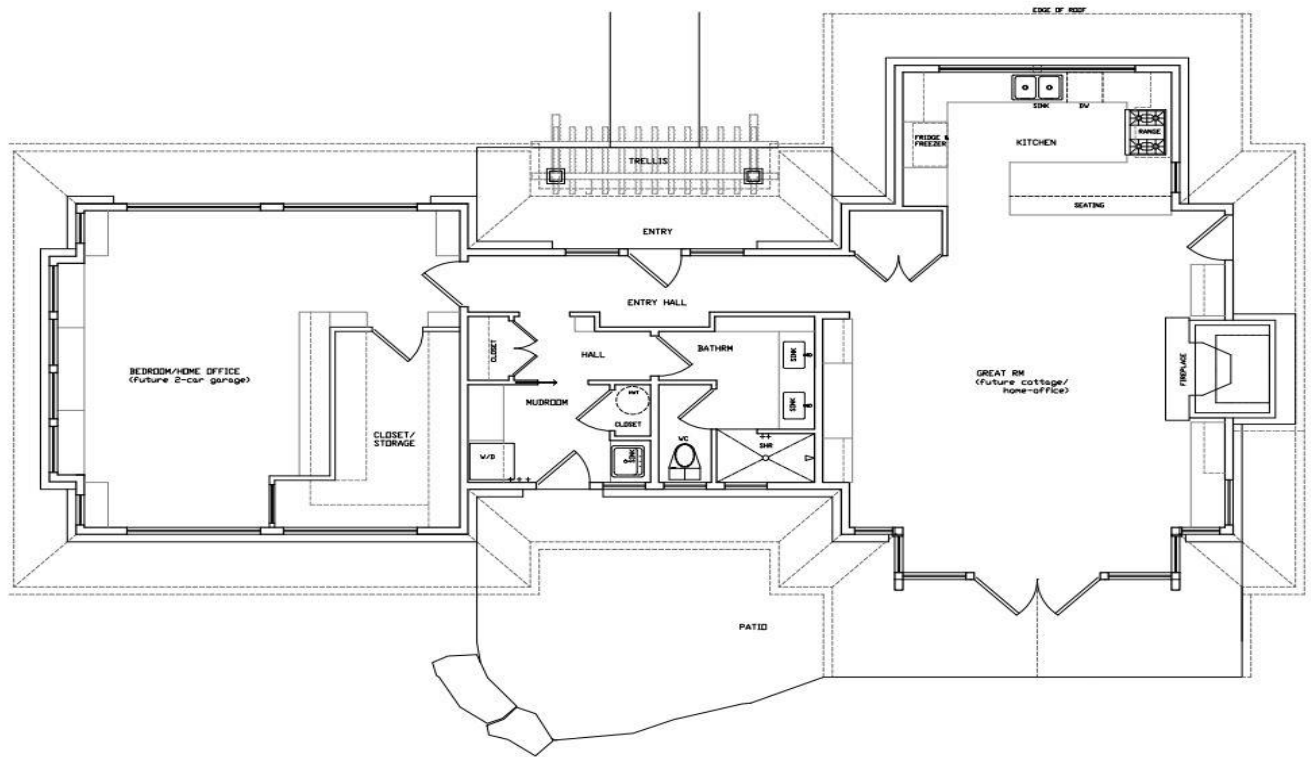
Features & Highlights



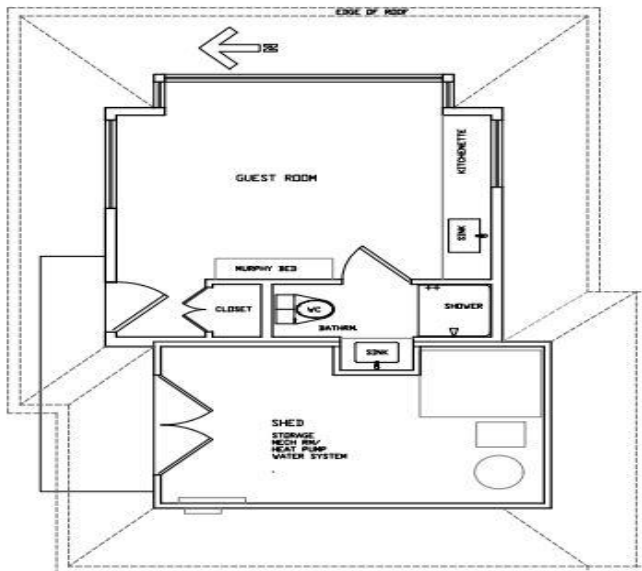
105 Church Bay Road



Floor Plans



← RESIDENCE FLOORPLAN
3/4"=1'-0"



← DOCK BUILDING FLOORPLAN
1/4"=1'-0"

Plot Plan & Aerial

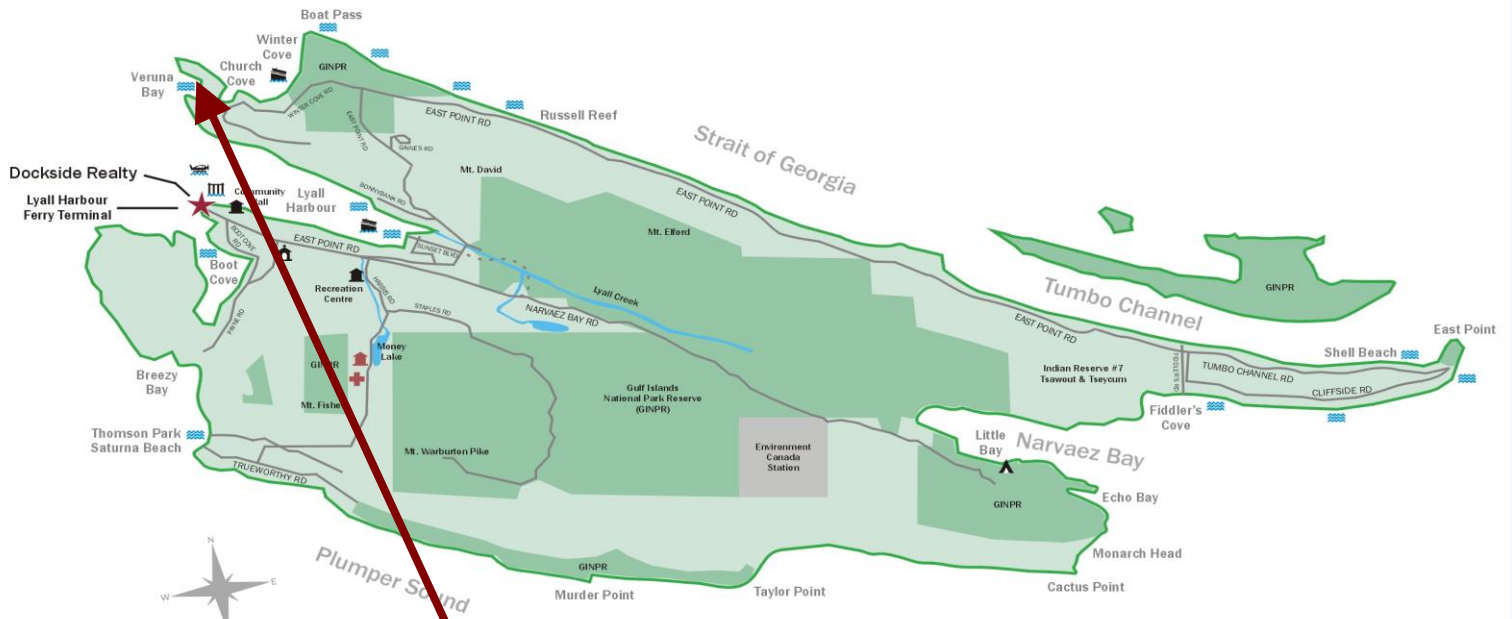


105 Church Bay Road



Google Area Map

Saturna Island British Columbia, Canada



Subject Property
105 Church Bay Road

- ★ Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

DISCLAIMER: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.
All measurements are approximate and the buyer is responsible for verifying all data provided.



MICHAEL VALOUR, Licensed Realtor®
Office: 250-539-2121 • Cell: 250-818-3919 • www.DocksideRealty.ca

Live the Dream

A one-of-a-kind spectacular Saturna Island peninsula is for sale. Located between Winter Cove and Veruna Bay, this is one of the most stunning and unique properties in the Southern Gulf Islands. Beauty, serenity, privacy and nature surround you. This property is an almost 5-acre peninsula with a deep-water moorage dock located in beautiful and protected Winter Cove. The dock is one of only three private docks in Winter Cove. New docks are no longer permitted in the Southern Gulf Islands which makes this property even more exceptional.

You also have stairs to your own private sunny beach and an additional great sandy beach at your own private point. Sunrises and sunsets are both spectacular from this exceptional location. Enjoy excellent boating, kayaking, rowing, and paddle boarding from your dock.

There is a main residence, and a separate guest residence. The main residence is 1537 square feet, with one bedroom and one bath. There is a separate 418 square foot building that has a 265 square foot guest room and bath as well as a 153 square foot equipment and storage room. The existing residence was originally designed as a guest cottage and a 2-car garage with a main residence planned to be constructed later. This building could be converted to the original concept and a main house built out near the point.

Live sustainably

Sustainable and efficient ocean loop geo-exchange radiant in-floor heat, heats the buildings. A roof water catchment system provides for potable water and has state of the art filtration. There is an 18,000 US gallon storage tank for the water catchment system with an attached room for storage. There are also two existing wells on the site. One is used for watering landscaping.

Live your best life

The finest materials and construction methods were utilized in these one-of-a-kind jewel box buildings built for an architect/owner. The stone and cedar shingle residence utilizes heavy timber glue-lam beam construction with vaulted ceilings. It showcases some of the very finest stonework and craftsmanship available. All of the cabinets are custom built in rift white oak. The doors are 8' tall custom doors made with quartersawn white oak. The interior trim is all vertical grain fir, with vertical grain fir paneled ceilings. The magnificent stone fireplace, that is the heart of the home, has an efficient modified Rumford firebox that reflects heat back into the home. It also has a propane log-lighter.

The heated floors are large format slate tile. The patios are also slate, with additional slate and hand textured granite on-site for expansion, if desired. The metal roof is exceptionally crafted and was installed by Flynn Canada. There is expansive natural light with large windows and skylights. The windows are Loewen aluminum clad on the outside with fir interiors. Amenities include heated towel bars, heated shower walls, a heated bidet, hard wired security and fire alarm system, built-in audio and an in-house vacuum system. The residence is wired for an ultra-flexible lighting and audio control system. There is plenty of power to the property with a 400 amp underground electrical service. Excellent high-speed internet is available.

The appliances include top of the line Miele refrigerator and freezer, dish washer and a Viking propane gas range and microwave.

The property is located next to a beautiful swimming beach and a short walk away from Winter Cove Park and other great hiking trails. The property is a 10 minute drive from the general store and a 15 minute drive from the ferry.



Orca Sam Lewis

Saturna Island, Gulf Islands, British Columbia, Canada

Estelle Cheuk, Assistant Producer

“Saturna Island is a mountainous island in the middle of the Salish Sea, between the coasts of Vancouver and Vancouver Island. More than 50% of this island is protected, making it a haven for wildlife. Off the coast of its most easterly point, the ocean often churns quite ferociously, even on the fairest and stillest days – this is because the tides force huge amounts of water across an underwater sill that sits just offshore and is the height of Niagara Falls. All this movement brings lots of plankton to the surface, which provides food for fish and, in turn, attracts birds and marine mammals, such as whales. East Point is one of the best places to whale watch from land in the Southern Gulf Islands. Killer whales swim past close to the island’s sandstone cliffs from **May to November** – so close, in fact, you often hear their blows before you see them! While the whales are perhaps the island’s most iconic visitors, the *Planet Earth III* team came to Saturna Island to film one of its more unusual residents – the wandering garter snakes. On hot summer days, these snakes make their way to East Point shores and, remarkably, dive into its cold waters to make the most of the ocean’s riches to feast on. The Saturna community is close-knit and very passionate about their island’s wildlife. A locally run community organisation, SIMRES (Saturna Island Marine Research and Education Society), conducts and supports scientific wildlife research here and education programmes for the island’s residents and beyond.”

What you will see: Bald eagles, oystercatchers, killer whales, humpback whales, harbour seals, sea lions, garter snakes.