



JULIAN BRUCE
REAL ESTATE



250 TOYNBEE ROAD



Julian Bruce
 Pemberton Holmes - Salt Spring
 2505376567
 julianbruce@mail@gmail.com
 julianbruce.com



List Price: \$1,900,000

Introducing
250 Toynbee Rd
Gulf Islands - Salt Spring

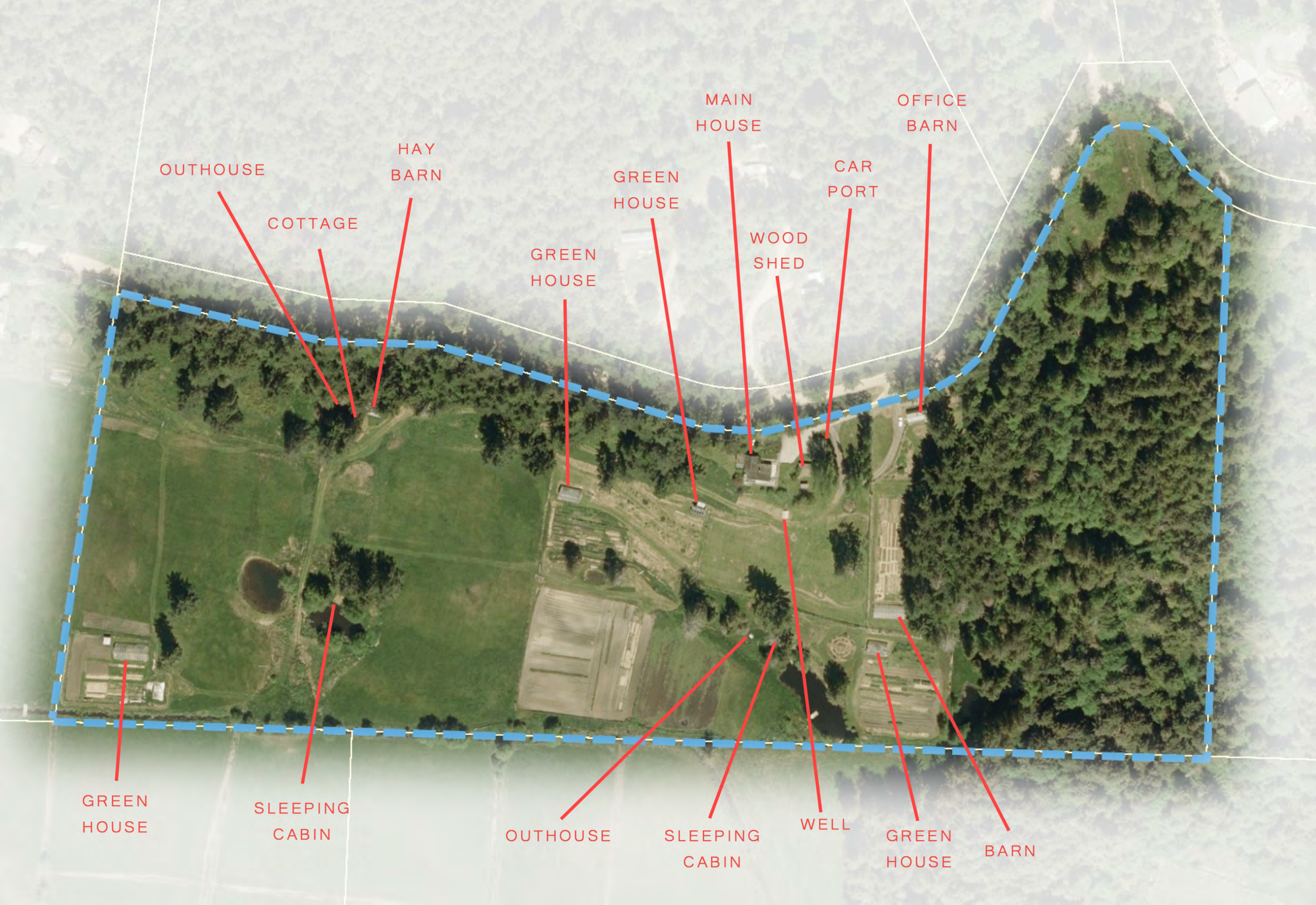
MLS®: 413031



Status: Current
Pending:
DoM: 9
SubClass: SF Det
Bedrooms: 2
Bathrooms: 2
Kitchens: 1
Fireplaces: 1
Fin. SqFt: 2,447
Unfin. SqFt: 575
Layout: One Level with Crawl Space
Lot Size: 1,140,836sqft/26.19ac
Built (est): 1983
Bsmt. Hght: 6' 10"
Prk Spaces:
Mth Assmt:
2019 Assmt: \$169,789
2018 Taxes: \$993



Set in the heart of the Cranberry Valley, Seed Spirit Farm is an agricultural paradise. Expansive fields, lush gardens, flourishing orchards, and old-growth forests make up this south facing 26-acre estate. A modest home enjoys idyllic valley views and impressive sun exposure. A range of practical accessory buildings support the farm and include cottages, greenhouses, barns, outhouses, tool sheds, and an office. Four large ponds on the property complete the picturesque perspective and provide ample irrigation for the farm. The home receives pristine water from a 300' drilled well. The lower fields in the valley are vast peat bogs with unsurpassed fertility and incredible soil depth. Additional property details and documents are available on the



OUTHOUSE

COTTAGE

HAY BARN

GREEN HOUSE

MAIN HOUSE

OFFICE BARN

CAR PORT

WOOD SHED

GREEN HOUSE

GREEN HOUSE

SLEEPING CABIN

OUTHOUSE

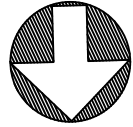
SLEEPING CABIN

WELL

GREEN HOUSE

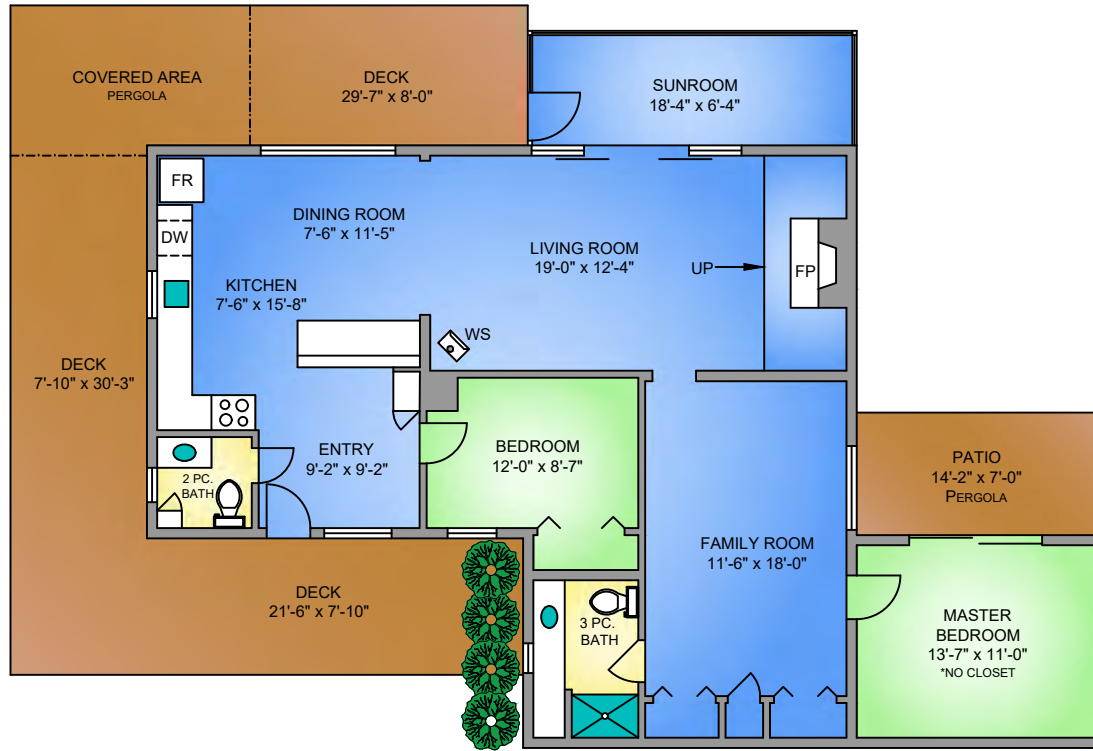
BARN

NORTH

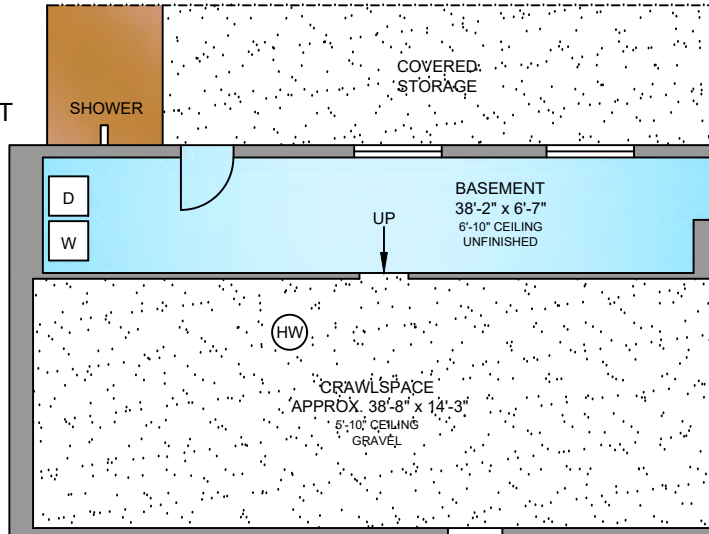


0' 5' 10'
SCALE

MAIN FLOOR
1436 SQ. FT.
7'-5" - 8'-0" CEILING HEIGHT

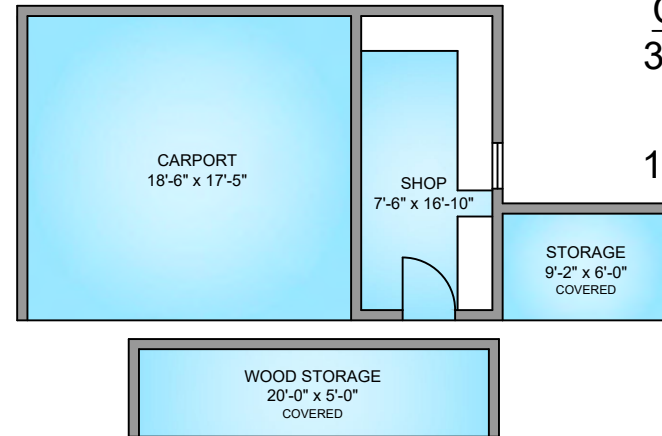


BASEMENT
310 SQ. FT.
6'-10" CEILING HEIGHT
UNFINISHED



CARPORT
348 SQ. FT.

SHOP
151 SQ. FT.



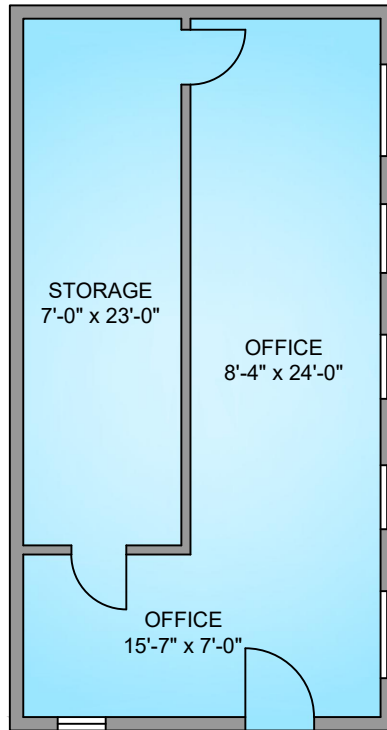
250 TOYNBEE ROAD

JUNE 24, 2019

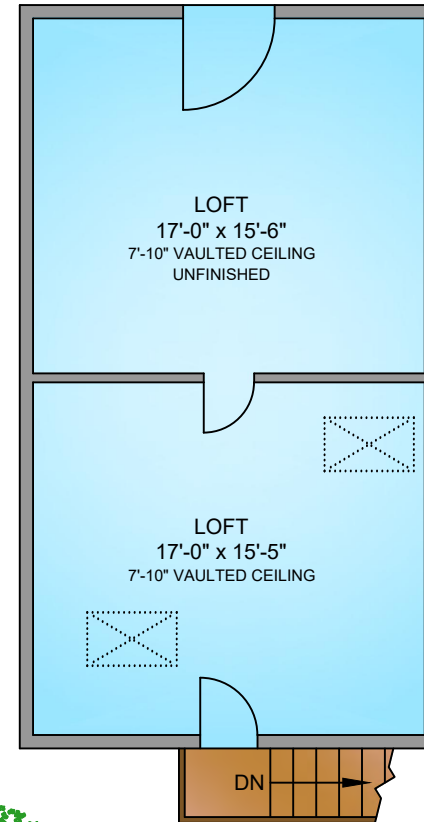
PREPARED FOR THE EXCLUSIVE USE OF JULIAN BRUCE.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)				
		FINISHED	UNFINISHED	CARPORT	DECK / PATIO	SHOP
MAIN	1436	1436	-	348	740	151
BASEMENT	310	-	310	-	-	-
TOTAL	1746	1436	310	348	740	151

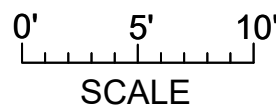
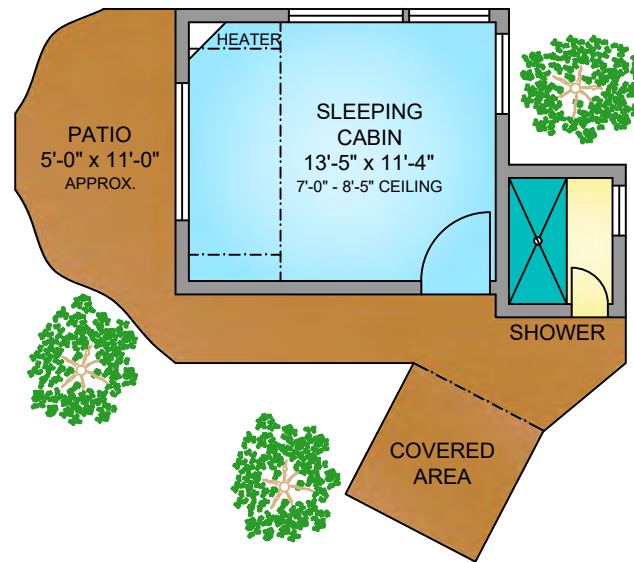
OFFICE
531 SQ. FT.
 7'-4" CEILING HEIGHT



LOFT
530 SQ. FT.
 7'-10" VAULTED CEILING
 ABOVE OFFICE



SLEEPING CABIN
216 SQ. FT.
 7'-0" - 8'-5" CEILING HEIGHT



250 TOYNBEE ROAD JUNE 24, 2019 PREPARED FOR THE EXCLUSIVE USE OF JULIAN BRUCE. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
BUILDING	TOTAL	AREA (SQ. FT.)		
		FINISHED	UNFINISHED	DECK / PATIO
OFFICE	530	530	-	-
LOFT	530	265	265	-
TOTAL	1060	795	265	-
CABIN	216	216	-	55

Tax Full

Tax Record Detail

DB Modified:	2019/01/01	Roll No:	1183020	Address:	250 TOYNBEE Rd
Prop Modified:	2019/01/01	PID No:	000-066-800	Jurisdiction:	Gulf Islands Rural (764)
Muni Tax Year:	2018	Oth PID(s):			
Gross Txs:	\$993	MHR(s):			
Lot SqFt:		Lot Width:		Lot Acres:	26.19
				Lot Depth:	

Actual Values

Year:	2019	Land:	\$11,289	Imprvmnts:	\$158,500	Total:	\$169,789
-------	-------------	-------	-----------------	------------	------------------	--------	------------------

<u>Municipal</u>	<u>Land</u>	<u>Imprvmnts</u>	<u>Total</u>	<u>Sch/Hosp</u>	<u>Land</u>	<u>Imprvmnts</u>	<u>Total</u>
Gross:	\$11,289	\$158,500	\$169,789	Gross:	\$11,289	\$158,500	\$169,789
Exmpt:	\$	\$158,500	\$158,500	Exmpt:	\$5,645	\$2,500	\$8,145
Net:	\$11,289	\$	\$11,289	Net:	\$5,644	\$156,000	\$161,644

Assessed Value/Gross Tax History

<u>Year</u>	<u>Assessed Value</u>	<u>Gross Taxes</u>
2018	\$206,789	\$993
2017	\$184,789	\$971
2016	\$164,789	\$953
2015	\$179,789	\$1,044
2014	\$176,789	\$1,005
2013	\$175,789	\$950
2012	\$176,789	\$911
2011	\$	\$845
2010	\$145,789	\$713
2009	\$154,789	\$713
2008	\$167,789	\$731
2007	\$150,789	\$691
2006	\$139,789	\$667
2005	\$132,700	\$682
2004	\$108,200	\$628
2003	\$104,000	\$636
2002	\$90,600	\$574
2001	\$89,600	\$582

Legal Description

Plan:	VIP28870	Block:		Lot:	3	Dist Lot:	15
Section:		Tnshp:		Range:		Meridian:	
L.D.:	16 Cowichan						
Freeform:	Portion NORTH SALT SPRING, Except Plan 40236.						
	Last Three Sales per BCA						

<u>Year</u>	<u>Month</u>	<u>Price</u>	<u>Title</u>	<u>Type</u>
2011	4	\$0	CA198298	Reject - Not Suitable for Sales Analysis
2011	4	\$1230000	CA198298	Reject - Not Suitable for Sales Analysis
2003	5	\$0	EV51537	Reject - Not Suitable for Sales Analysis

Exemption/Taxation Code

Farm Land, Farm Building, Farm House in Rural Area							
School Dist:	64	Elect Area:	F	Impr Dist:	B	Spc/Df Ar:	EC2KZ
Reg Dist:	03	Indian Band:		Local Area:	L		
Nghbrhd:	23396			Tenure:	Crown-Granted		
Actual Use:	Other			Equity:	Registered Owner But Life Tenancy Or Lease For Life Given		

From: Kristine Mayes [mailto:kmayes@islandstrust.bc.ca]
Sent: July-02-19 10:05 AM
To: Sarah Nugent
Subject: RE: Information 250 Toynbee Road

Good morning Sarah –

CIVIC ADDRESS: 250 Toynbee Road, SSI
PID: 000-066-800
LOT SIZE: 10.61-ha / 26.21-acres
ZONING: A1 (Agriculture 1) + A2 (Agriculture 2)
DPA(S): DPA4 – Lakes, Streams & Wetlands
DPA6 – Unstable Slopes & Erosion Hazards
DPA7 – Riparian Areas
ARCHEOLOGY: Remote Access to Archeological Data (RAAD) mapping indicates the subject property has areas of archaeological potential. The owner should contact the BC Archeology Branch for further information. This can be done by filling out the Archaeological Site Data Request Form:
<http://www.archdatarequest.nrs.gov.bc.ca/>

Additionally – a Seasonal Cottage is permitted as an accessory use (subject to LUB 355 – section 3.14 & a successful non-farm use application to the Agricultural Land Commission)

Kind regards,

Kristine Mayes

Planning Team Assistant, Islands Trust
1-500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
email: kmayes@islandstrust.bc.ca
Phone: 250-538-5600
Enquiry BC Toll-free call 1-800-663-7867
or from the Lower Mainland 604-660-2421

Websites: www.islandstrust.bc.ca | www.islandstrustconservancy.ca
*Preserving **Island** communities, culture and environment*

TITLE SEARCH PRINT

File Reference: BRUC.J/TOYNBEE

Declared Value \$ 1230000

2019-06-14, 11:51:23
Requestor: Sarah Nugent

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CA1982981

EV51537

Application Received

2011-04-21

Application Entered

2011-04-29

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DANNY HOWARD JASON, BUSINESSMAN
CELESTE MALLETT, BUSINESSWOMAN
BOX 444
SALT SPRING ISLAND, BC
V8K 2W1
AS JOINT TENANTS

Taxation Authority

Capital Assessment Area

Description of Land

Parcel Identifier:

000-066-800

Legal Description:

LOT 3, DISTRICT LOT 15, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 28870 EXCEPT THAT PART IN PLAN 40236

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 4, DEPOSITED JULY 11, 1974, R.E HOOPER PER: LY

Charges, Liens and Interests

Nature:

RIGHT OF WAY

Registration Number:

A74837

Registration Date and Time:

1972-10-04 11:56

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA
PART

Duplicate Infeasible Title

NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: BRUC.J/TOYNBEE

Declared Value \$ 1230000

2019-06-14, 11:51:23
Requestor: Sarah Nugent

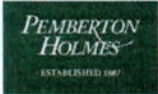
Transfers

NONE

Pending Applications

NONE

Handwritten initials 'CJ' and a signature.



PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES—LAND AND BUILDING

Date of disclosure: June 13, 2019

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

ADDRESS: 250 Toynbee Road Salt Spring Island BC**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

____ Principal Residence ____ Residence(s) ____ Barn(s) ____ Shed(s)
 ____ Other Building(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. LAND – This property disclosure statement is in respect of the land and the

(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)

YES

NO

DO NOT
KNOWDOES NOT
APPLY

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?

DJ
CT

B. Are you aware of any existing tenancies, written or oral?

DJ CT

C. Are you aware of any past or present underground oil storage tank(s) on the Premises?

DJ CT

D. Is there a survey certificate available?

DJ CT

E. Are you aware of any current or pending local improvement levies/charges?

DJ CT

F. Have you received any other notice or claim affecting the Premises from any person or public body?

DJ CT

G. Are the Premises managed forest lands?

DJ CT

H. Are the Premises in the Agricultural Land Reserve?

DJ CT

I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?

DJ CT

J. Are you aware of any fill materials anywhere on the Premises?

DJ CT

* K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?

DJ CT

L. Are you aware of any uncapped or unclosed water wells on the Premises?

DJ CT

M. Are you aware of any water licences affecting the Premises?

DJ CT

N. Have the Premises been logged in the last five years?

DJ CT

(i) If yes, was a timber mark/licence in place?

DJ CT

(ii) If yes, were taxes or fees paid?

DJ CT

O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?

DJ CT

2. SERVICES

A. Indicate the water system(s) the Premises uses:
 Municipal Community Private Well Not Connected
 Other _____

B. Are you aware of any problems with the water system?

DJ CT

C. Are records available regarding the quantity and quality of the water available?

DJ CT

D. Indicate the sanitary sewer system the Premises are connected to:
 Municipal Community Septic Lagoon Not Connected
 Other _____

DJ CT

INITIALS

DATE OF DISCLOSURE

ADDRESS: 250 Toynbee Road

Salt Spring Island

BC

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		09 CJ		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		09 CJ		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		09 CJ		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	09 CJ			
B. To the best of your knowledge, is the ceiling insulated?	09 CJ			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			09 CJ	
D. Has a final building inspection been approved or a final occupancy permit been obtained?			09 CJ	
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>			09 CJ	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		09 CJ		
G. Are you aware of any structural problems with any of the buildings?		09 CJ		
H. Are you aware of any additions or alterations made in the last sixty days?		09 CJ		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		09 CJ		
J. Are you aware of any problems with the heating and/or central air conditioning system?		09 CJ		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		09 CJ		
L. Are you aware of any damage due to wind, fire or water?		09 CJ		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		09 CJ		
N. Are you aware of any problems with the electrical or gas system?		09 CJ		
O. Are you aware of any problems with the plumbing system?		09 CJ		
P. Are you aware of any problems with the swimming pool and/or hot tub?				09 CJ
Q. Does the building contain unauthorized accommodation?		09 CJ		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		09 CJ		
S. Was the building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		09 CJ		
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lms.bchousing.org/LIMSPortal/registry/Newhomes/)	09 CJ			
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____			09 CJ	

09 CJ

INITIALS

DATE OF DISCLOSURE

ADDRESS: 250 Toynbee Road

Salt Spring Island

BC

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Premises has been used to grow marijuana (other than as permitted by law) or to manufacture illegal substances?		by CJ		
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?		by CJ		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		by CJ		

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.)

1 K There is a small pit north of the house that the previous owner dug for farm materials that is now full and hardly visible. It is about 3 metres by 3 metres.

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)

Dan Jason

SELLER(S)

Jason

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 15 day of June yr. 2019. 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 Premises and, if desired, to have the Premises 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 Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

KEN'S DRILLING LTD.

1706 HOWROYD AVE.,
VICTORIA, B.C.
TELEPHONE: 477-4982

WELL LOG

OWNER Mr. E.B. Fitzpatrick
ADDRESS 2835 Brecken Rd.,
N. W. Calgary, Alta.
TEMBEE ST SSI

DEPTH	MATERIAL
0'	Red Clay
5'	Red Sandy clay and boulders
30'	Black Shale trace of water at 290'
	Fracture at 250' with 1/2 gal. of water per min.
300'	T.D. 300'

DATE BEGUN Oct. 1 / 74
DATE COMPLETED Oct. 3 / 74
YIELD 1/2 GALLONS PER MINUTE
PUMPING WATER LEVEL 250 FEET FROM SURFACE
CASING USED 36'
BOTTOM OF CASING 35 FEET FROM SURFACE
STICK-UP ABOVE GROUND 1 FEET

DRILLER:

Neddy Jorgensen

LEGAL LOCATION Lot 15 Ex. Pl 17045 and Parcel A (DD 839711Z) WELL LOCATION MAP COORDINATES NTN 31412
SALTSPRING ISLAND TOMBEE RD. LAND DISTRICT COWICHAN
 LICENCE NO. _____ DATE LICENCE _____ AMOUNT _____ N.T.S. GRID SHEET _____

OWNER'S NAME MR E.B. FITZPATRICK ADDRESS 2835, BAECHEN RD. N.W. CALGARY ALTA.
 DRILLER'S NAME KENS DRILLING ADDRESS VICTORIA B.C. DATE OF COMPLETION OCT 31 1974
 DEPTH 300' ELEVATION OF (076) ESTIMATED SURVEYED CASING DIAM. _____ LENGTH 36' TYPE 1" STICK UP
 METHOD OF CONSTRUCTION _____ SCREEN SIZE _____ LENGTH _____ TYPE _____
 LOCATION OF SCREEN _____ DEVELOPED DESCRIBE _____
 PERFORATED CASING LENGTH _____ LOCATION OF PERFORATIONS _____
 GRAVEL PACK LENGTH _____ DIAM. _____ SIZE GRAVEL, ETC. _____
 DISTANCE TO WATER FROM _____ ESTIMATED MEASURED WATER LEVEL ELEVATION _____ ARTESIAN PRESSURE _____ P.S.I. DATE _____
 WATER USE _____

PRODUCTION TEST SUMMARY
 DATE _____
 TEST BY _____
 BAIL TEST DURATION OF TEST _____
 PUMP TEST RATE _____ G.P.M.
 WATER LEVEL AT COMPLETION OF TEST _____
 DRAWDOWN _____ AVAILABLE DRAWDOWN _____
 SPECIFIC CAPACITY _____ gpm/ft. dd
 PERMEABILITY _____ USgpd/ft² STORAGE COEFF. _____
 TRANSMISSIVITY DRAWDOWN RECOVERY _____ USgpd/ft.
 REMARKS YIELD 1/2 G.P.M.

CHEMISTRY
 TEST BY _____ DATE _____

TOTAL DISSOLVED SOLIDS _____ mg/l TEMPERATURE _____ °C pH _____ CONDUCTANCE _____ μ mhos/cm AT 25°C
 IRON (Fe) _____ mg/l SILICA (SiO₂) _____ mg/l TOTAL HARDNESS (CaCO₃) _____ mg/l
 TOTAL ALKALINITY (CaCO₃) _____ mg/l PHEN. ALKALINITY (CaCO₃) _____ mg/l MANGANESE (Mn) _____ mg/l

ANIONS	mg/l	e pm	% e pm	CATIONS	mg/l	e pm	% e pm
CARBONATE (CO ₃)				CALCIUM (Ca)			
BICARBONATE (AS CO ₃)				MAGNESIUM (Mg)			
SULPHATE (SO ₄)				SODIUM (Na)			
CHLORIDE (Cl)				POTASSIUM (K)			
NITRATE (NO ₂ + NO ₃)							
* TKN (NO ₃)							
PHOSPHORUS (P)							
TOTAL				TOTAL			

* TKN: TOTAL KJELDAHL NITROGEN

CHEMISTRY FIELD TESTS
 TEST BY _____ DATE _____ EQUIPMENT USED _____

CONTENTS OF FOLDER
 DRILL LOG PUMP TEST DATA CHEMICAL ANALYSIS
 SIEVE ANALYSIS GEOPHYSICAL LOGS REPORT

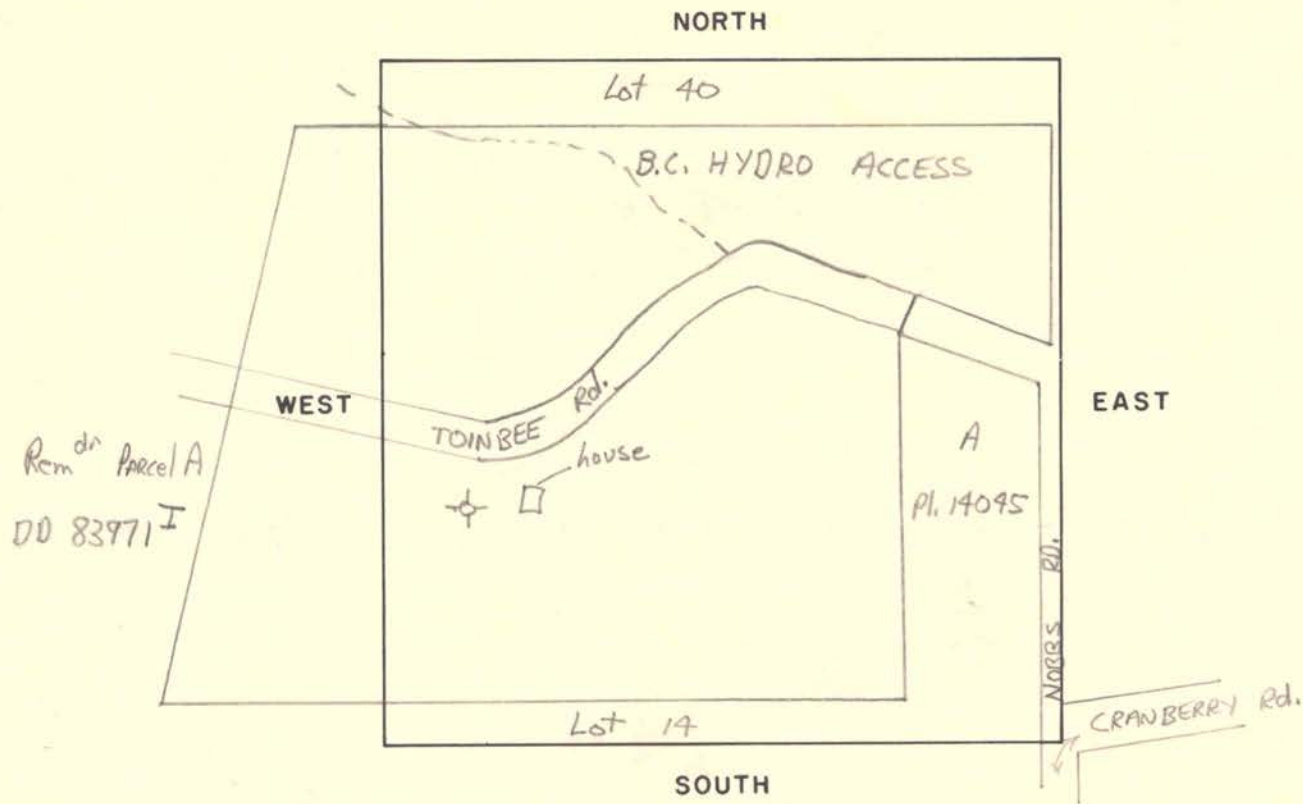
OTHER _____

LITHOLOGY

FROM	TO	DESCRIPTION
0'	5'	RED CLAY
5'	30'	RED SANDY CLAY + BOWLDERS
30'	300'	BLACK SHALE, TRACE OF WATER @ 190' FRACTURE @ 250' WITH 1/2 G.P.M. TOTAL DEPTH 300'
		(B)

SOURCES OF INFORMATION DRILLER
NOT IN 75 ROLLS to boulders
at up Cranberry Rd. Lot 15 Parcel A

REMARKS Recommended pump
SETTING @ 250'



CARD BY NIGEL T. LOMAS DATE 7th FEB 1975.
 ADDITIONAL DATA ADDED BY _____

REMARKS

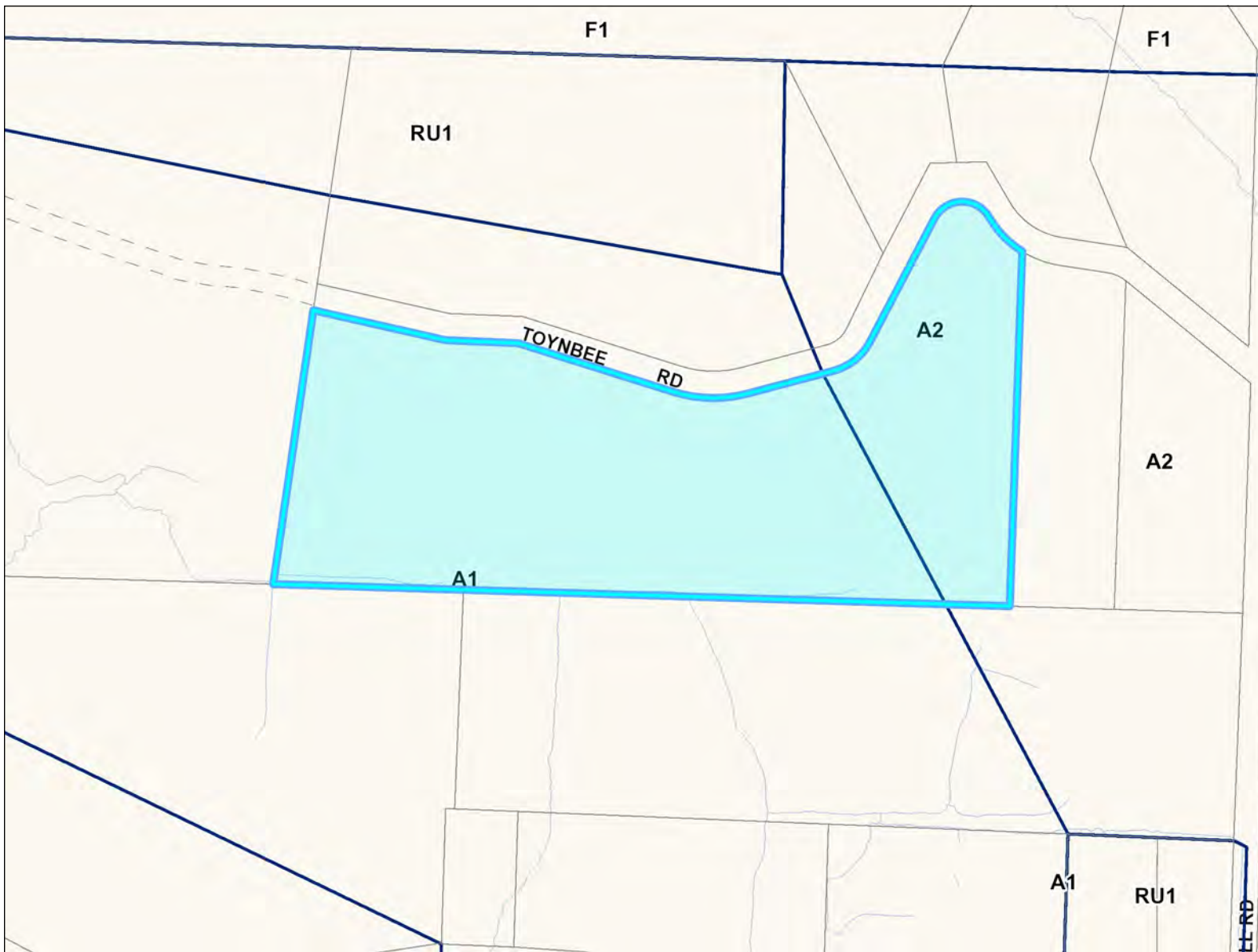
Vertical lines for remarks.



Map Title

LEGEND Operational Layers

 Zoning



229.3 0 114.7 229.3 Meters



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Islands Trust



1:4,514

July 2, 2019

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Islands Trust makes no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

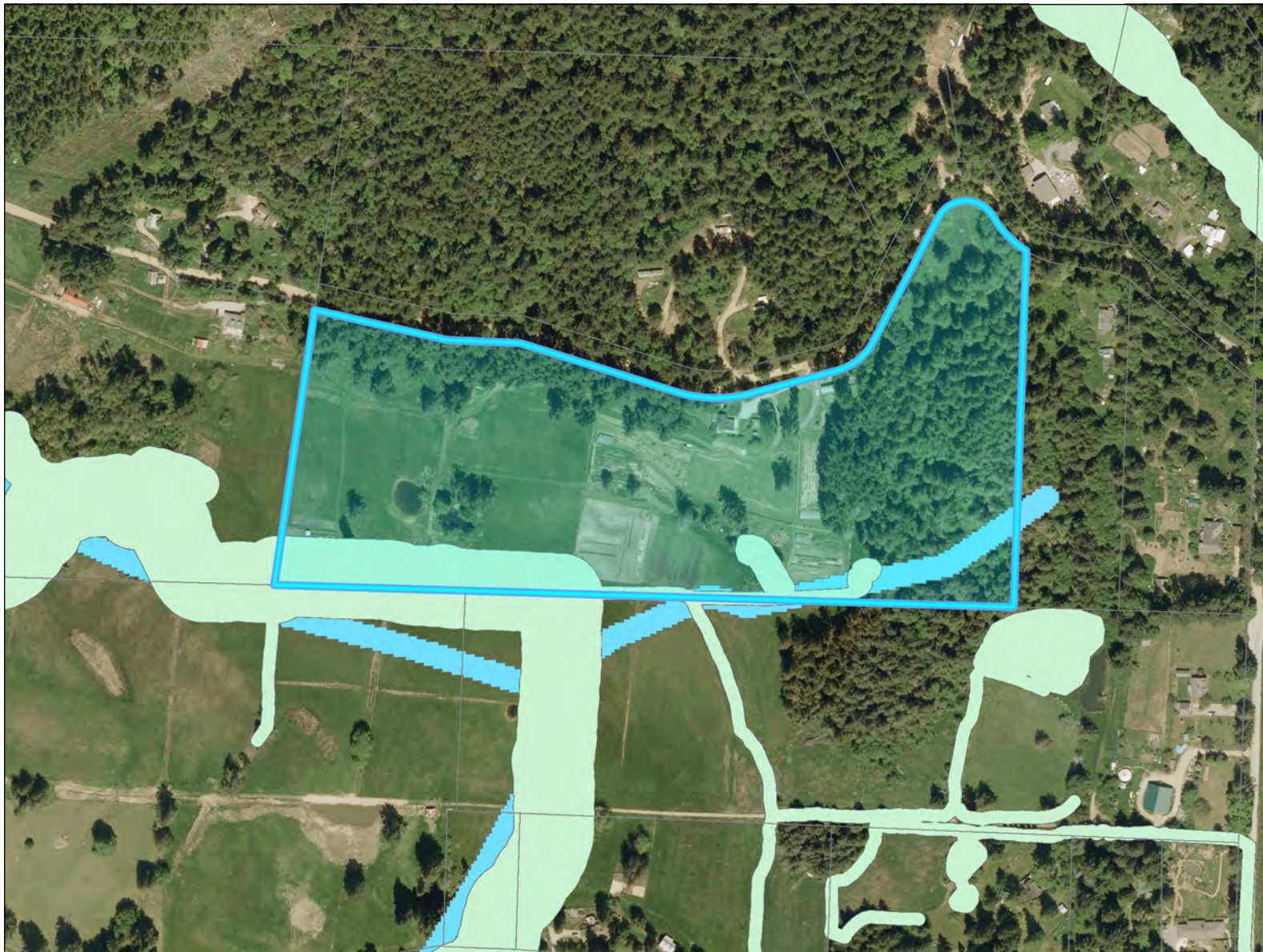




Map Title

LEGEND Operational Layers

 DPA 7 Map28 - Riparian



229.3 0 114.7 229.3 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Islands Trust



1:4,514

July 2, 2019

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Islands Trust makes no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

