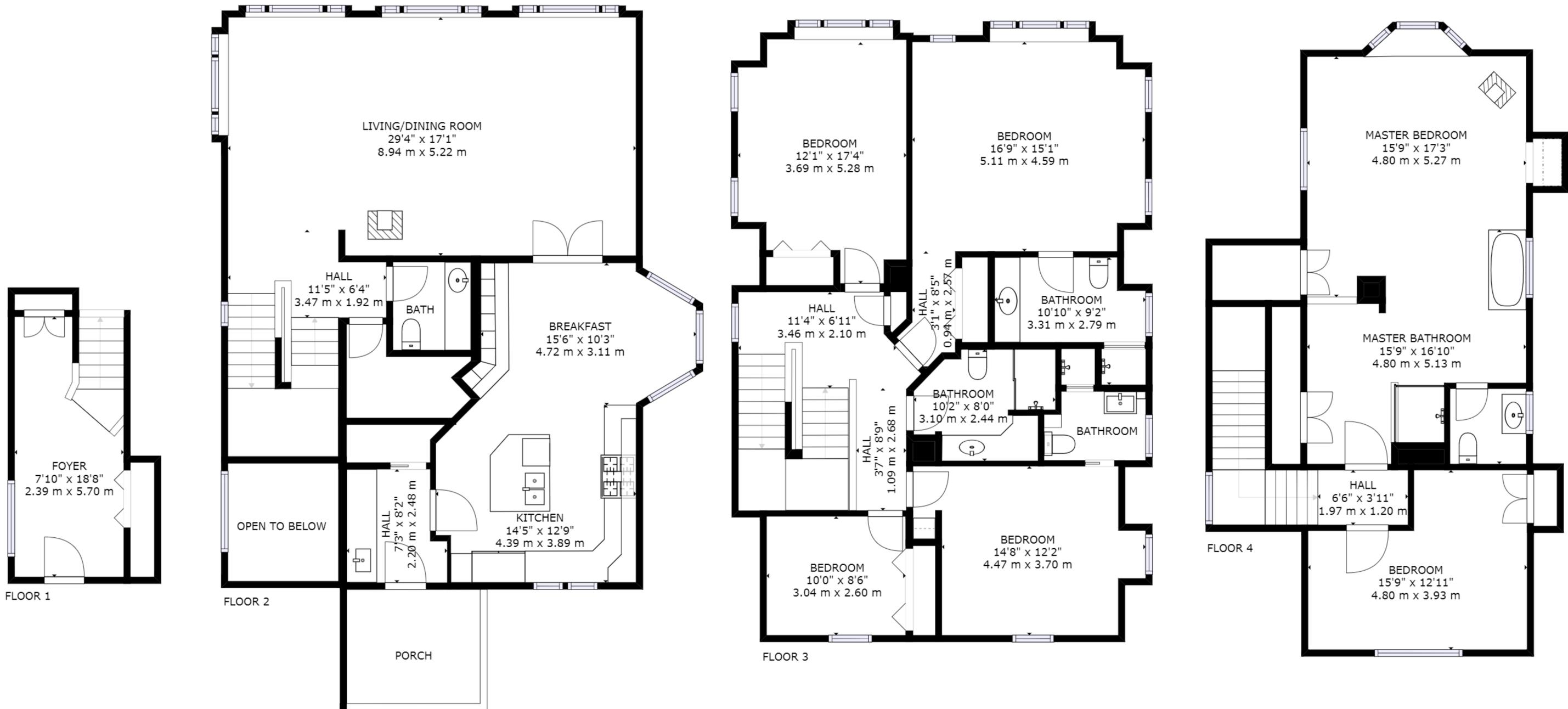




Chesterman Beach Residence
1375 Thornberg Crescent, Tofino, British Columbia

Sotheby's | Canada
INTERNATIONAL REALTY



By using this information, the user hereby acknowledges that Sotheby's International Realty Canada, providing service, does not provide legal or other expert advice in the matters beyond the common standard of care in the real estate industry. The user has been advised to seek executing a Contract of Purchase and Sale if the user has any questions or concerns with respect to any of the terms of the Contract.

GROSS INTERNAL AREA
 FLOOR 1: 171 sq ft, 16 m², FLOOR 2: 1167 sq ft, 108 m²
 FLOOR 3: 1198 sq ft, 111 m², FLOOR 4: 815 sq ft, 76 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 5 sq ft, 0 m²
 TOTAL: 3352 sq ft, 311 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1375 Thornberg Aerial



June 7, 2019

WARNING: MAP IS NOT PRINTED TO SCALE

- | | |
|--|---|
|  Interest Parcels | Parcel Boundaries |
| Interest Parcels |  Ownership |
|  Interest | World Imagery |

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

Citations

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAN OF SUBDIVISION OF PART OF THE REMAINDER OF LOT 1, D.L. 274, CLAYOQUOT DISTRICT, PLAN 16686

05-AC

PLAN N° 49119



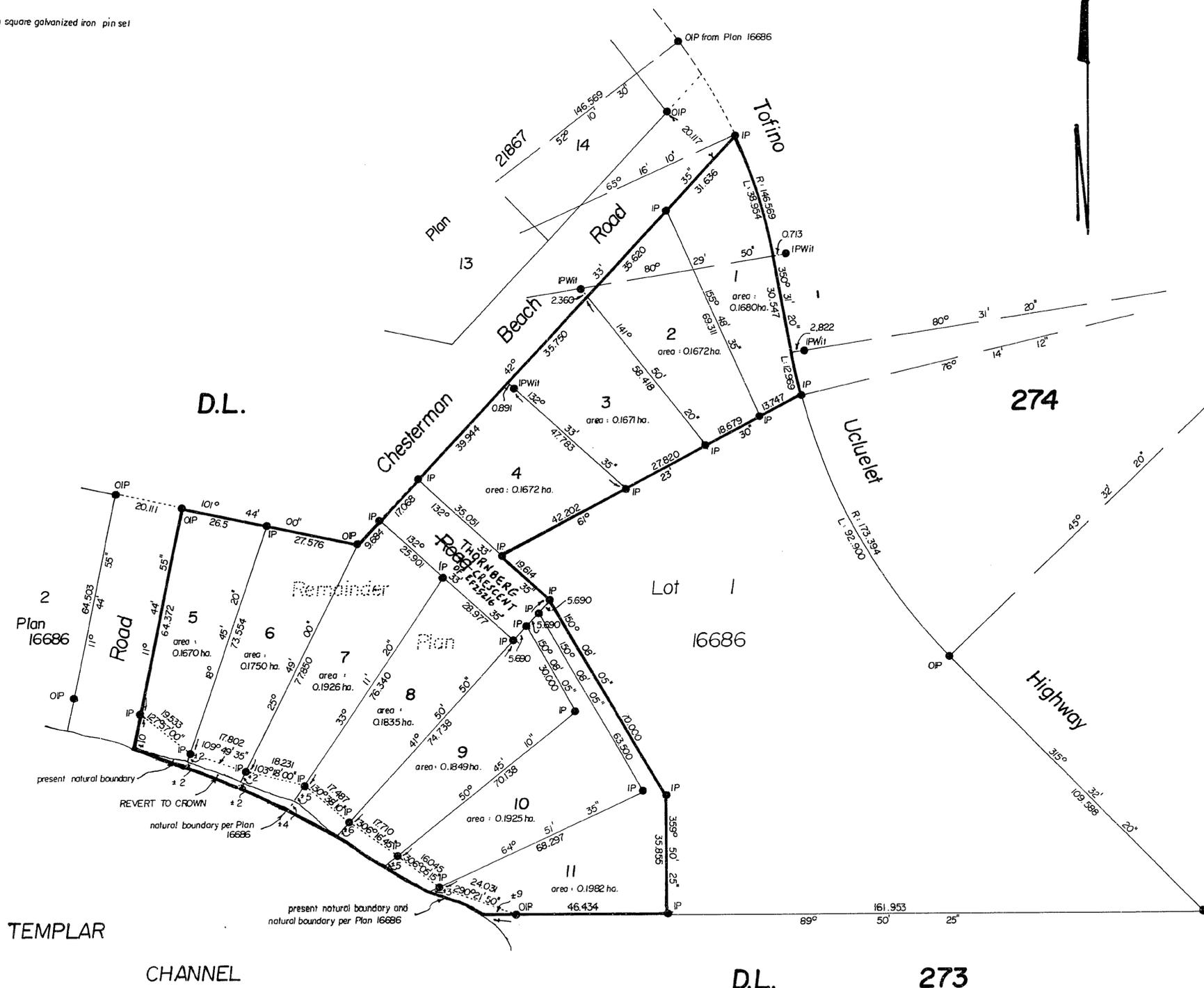
All distances hereon are in metres
Bearings astronomic derived from Plan 16686.

LEGEND

- OIP denotes iron post found
- IP denotes standard 13mm square galvanized iron pin set
- Wit denotes witness
- L denotes arc length
- R denotes radius

Deposited in the Land Title Office at Victoria, B.C.
this 14th day of September, 1989.

[Signature]
Deputy Registrar
EC93413
CB



PACIFIC SUNSET RESORTS LTD. (Inc.No. 353524) owner

[Signature]
authorized signatory

authorized signatory



I, Richard Norman Acres, a British Columbia Land Surveyor, of Port Alberni, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The survey was completed on the 26th day of July, 1989.

Approved under the Land Title Act
this 30th day of AUGUST, 1989.

[Signature]
Approving Officer, Corporation of the District of Tofino.

ACRES & POLLOCK
B.C. LAND SURVEYORS
PORT ALBERNI
FILE 10210

[Signature]
B.C.L.S.

This plan lies within the Alberni - Clayoquot Regional District

This District provides for residential development on large lots.

18.1 Uses Permitted

1. One single family dwelling;

18.2 Secondary Uses

1. Home Occupations;
2. Short Term Rental Operations;
3. One Caretakers Cottage or One Secondary Suite; and,
4. Accessory buildings and uses.

18.3 Minimum Lot Area

Each lot shall have a minimum area of 1670 square metres (18,000 square feet).

18.4 Minimum Lot Width

Each lot shall have a minimum width of 27.4 metres (90 feet).

18.5 Maximum Building Height

The maximum height of a principal building shall not exceed 10.4 metres (34 feet), nor two storeys.

18.6 Minimum Yard Requirements

1. A front yard of not less than 12.2 metres (40 feet) in depth shall be provided.
2. Side yards of not less than 4.5 metres (15 feet) in width shall be provided on each side of a building.
3. A rear yard of not less than 9 metres (30 feet) in depth shall be provided.

18.7 Maximum Lot Coverage

The maximum lot coverage shall be 15%.

18.8 Off-Street Parking and Other Provisions

In accordance with the provisions of Part 4 and Section 6.3.



STYLISH WATERFRONT - TOFINO BC

Walk onto Chesterman Beach from this custom-built 3-story home and embrace the west coast lifestyle. Sit oceanside and enjoy the sunrises, sunsets and sea breezes on this 0.47-acre landscaped parcel on a quiet cul-de-sac. Currently a successful BnB, this home features a mix of oak, tile, and jarrah flooring, with heated floors in the entry and crawl space. The two Norwegian woodstoves were swept in 2018. The kitchen boasts a Subzero fridge, Wolf stove, Asko dishwasher, hardwood counter tops, and a large eating nook. This 6-bed 5-bath has a Gambrel style roof with cedar shakes and Salt Spring stone accenting the siding. The Pella windows usher in views of the most popular beach in the Tofino area, while many unique features charm visitors from door knobs to skylights, fir bannisters and more. A peaceful way of life is at your door. Take the step

- DUTCH COLONIAL BUILD
- POPULAR CHESTERMAN BEACH
- NEAR AMENITIES
- MEMORABLE VIEWS



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