

Oceanview Family Home with Legal Suite



SHELLEY McKAY
Personal Real Estate
Corporation
250-830-4435

and

ED HANDJA
Personal Real Estate
Corporation
250-287-0011

875 Alder St S.
Campbell River, Vancouver Island
\$899,900 Canadian



bcoceanfront.com



Opportunity awaits with this beautifully renovated 7 bedroom, 4 bathroom home on Alder St South, in Campbell River. Close to schools, shopping and walking trails, as well as conveniently located for public transit and easy access to health services and the downtown core.

The 3371sqft house has been extensively renovated and has a secondary suite on the main level, with a separate hydro meter. This was done with legal zoning prior to the new residential infill zoning of 2024 and all work is correctly permitted.

The main home is 2 floors, with main entry and one bedroom on the ground level and four bedrooms on the upper level. There are two bathrooms on the upper level, including the ensuite, and an additional 3 piece bathroom



on the ground level. Upstairs is ample living space, with a large living room, a dining room and kitchen, while on the ground level is a bonus room suitable for a home office or hobby space. A large deck wraps along the back of this upper level, with sliding door access from the dining room and the primary bedroom as well as from a door in the kitchen. The deck offers ocean views and a wonderful outdoor living space, with stairs down to the fenced backyard and a pergola-covered wooden patio.







The secondary suite is a 2 bedroom, 1 bathroom with a private entryway and fenced private backyard space including a covered patio. The kitchen has stainless steel appliances which include a dishwasher and wall-mounted microwave, extensive cabinetry including pantry space, and a modern backsplash. A sliding door leads from the living room to the covered patio.

The home was renovated in 2018 and 2021, including:

- Brazilian hardwood floors in the main upper suite
- upgraded flooring throughout
- upgraded electrical to 200amp service
- two separate BC Hydro meters
- new deck with rails and Duradek surface
- new appliances
- new windows in main suite
- upgraded bathrooms







3371sqft 2 story home | 7 bedrooms, 4 bathrooms | Many upgrades and renovations

The backyard is fully fenced, and there is approx. 120ft of additional parking at the side of the home, with space for an RV.

It would be an ideal opportunity for a large family looking for space, or a great location for a home-based business with the lower suite generating rental income. Or purchase as an investment property and rent out the main home as well.





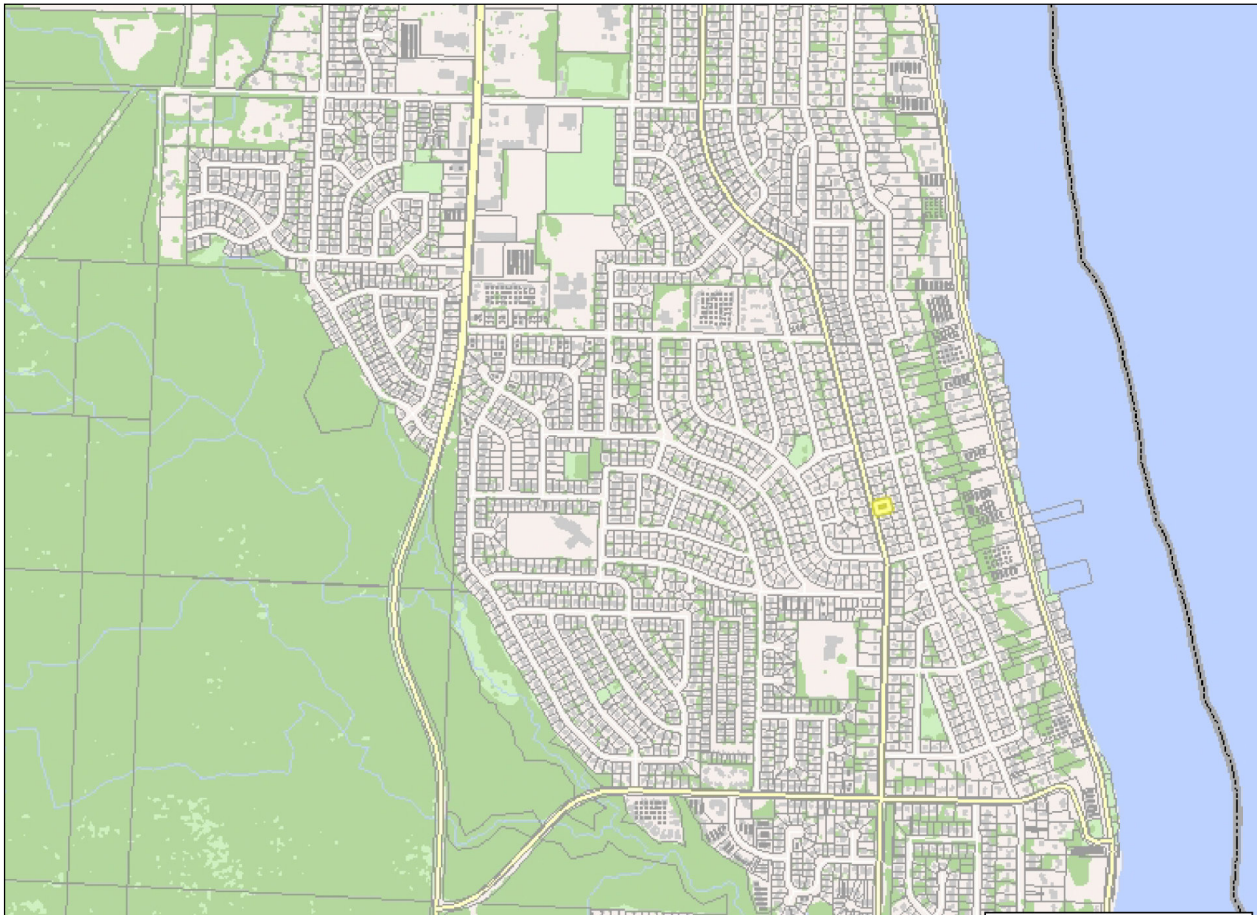
Lower 2 bedroom suite rent \$1,800/month

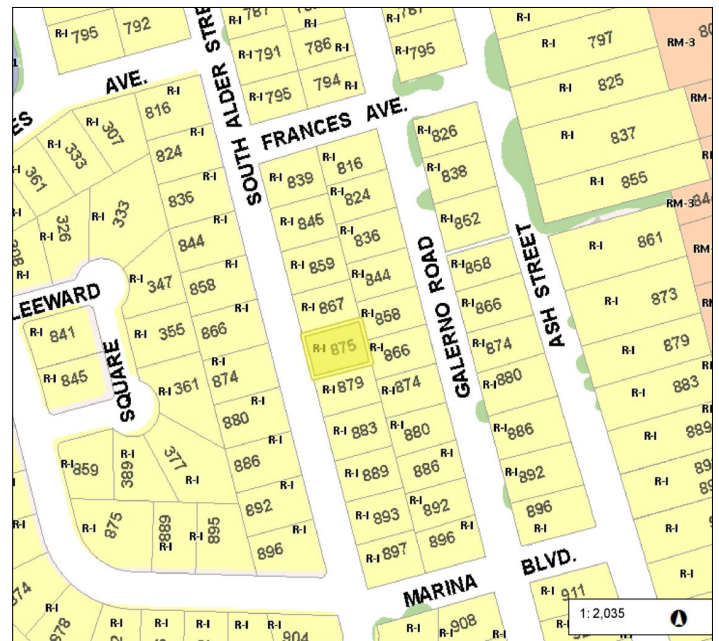
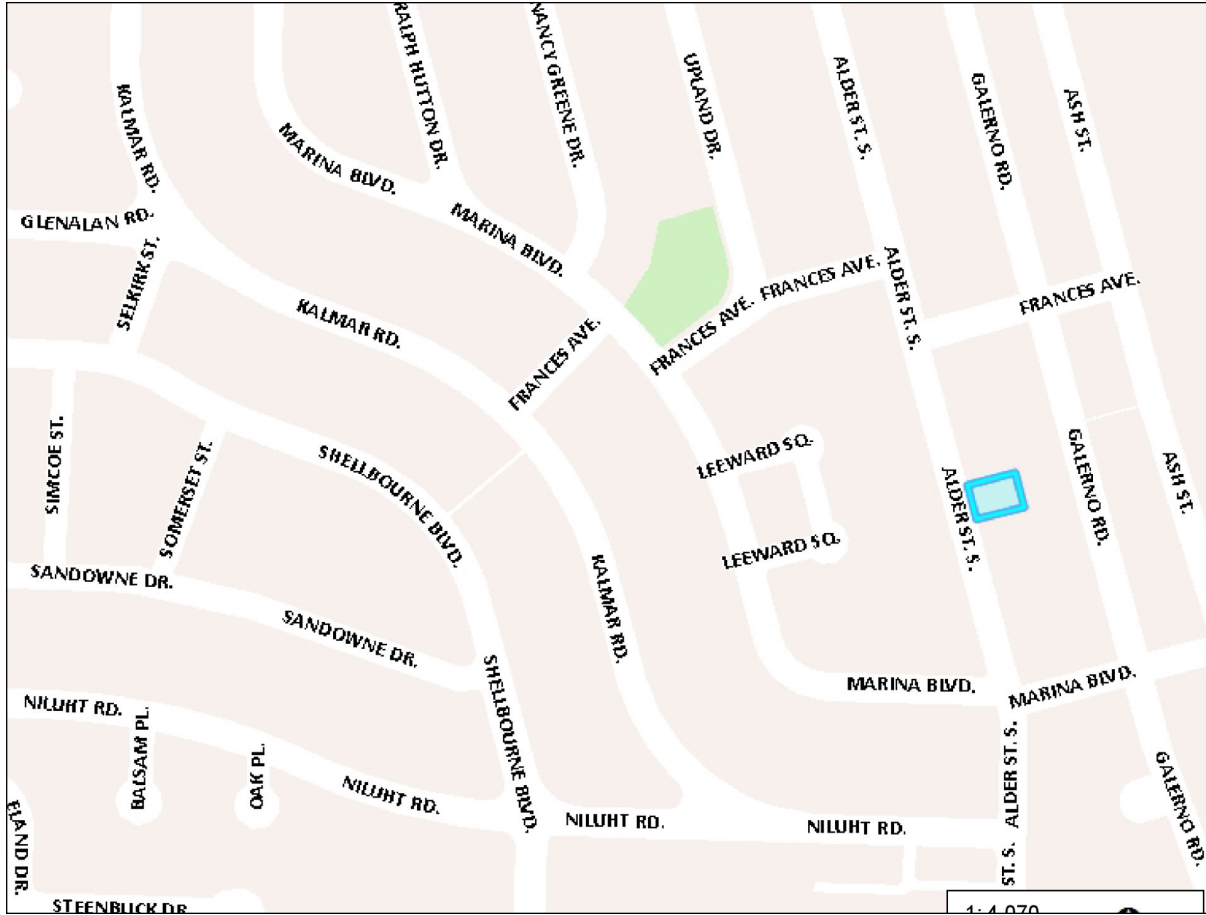
The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver Island. The city has all services and amenities, including a large hospital, a North Island College campus, rec centres, museums, major shopping anchors and a wide variety of smaller shops, a vibrant restaurant and food culture, and a growing arts community. Renowned for its amazing forests and easy access shoreline, the city prides itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.

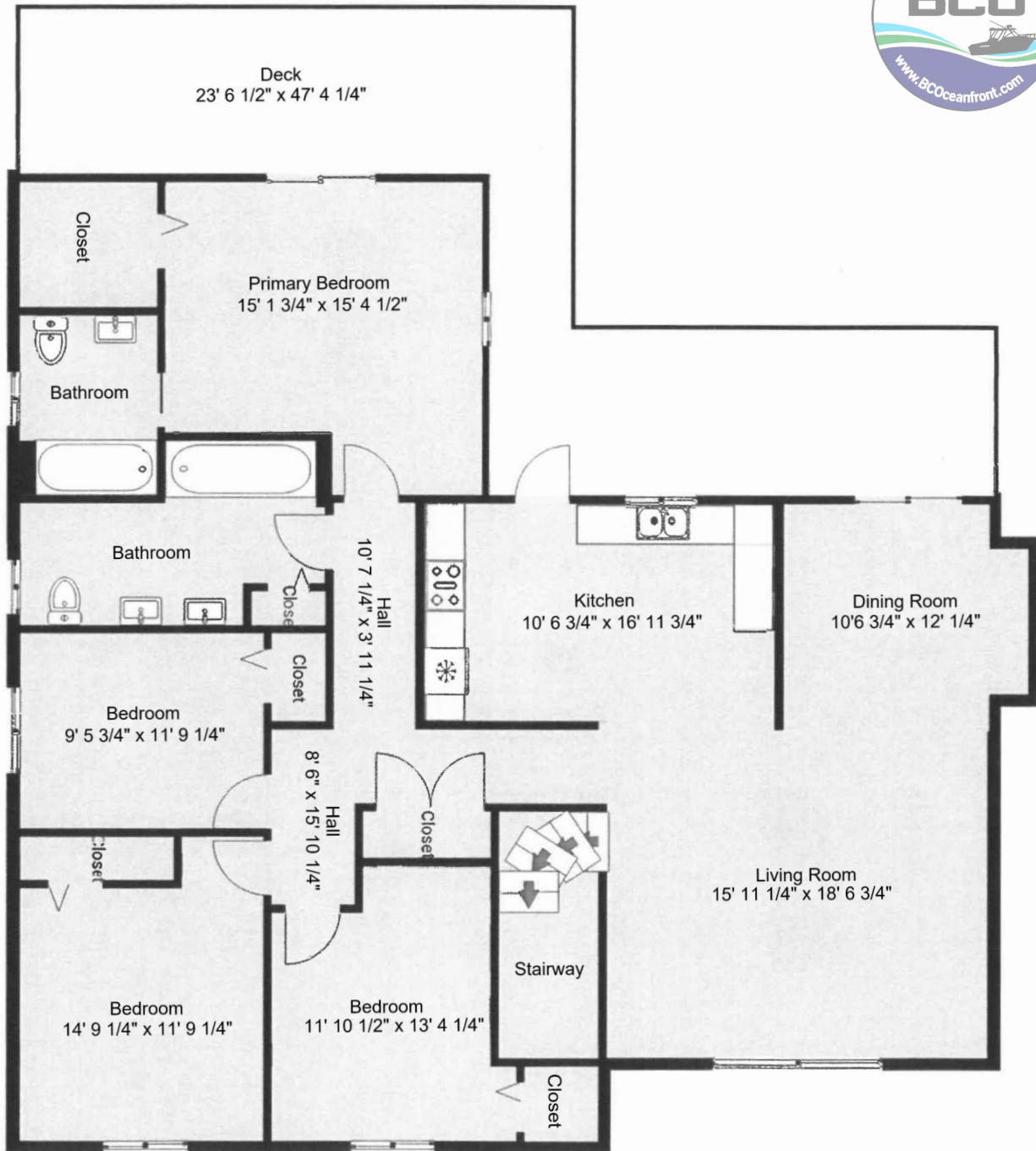


Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage is unmatched. From world-class golf and ocean diving to skiing, kayaking, hiking and mountain biking, visitors marvel at the variety of outdoor activities this region has to offer, all with Campbell River as a comfortable home base. Whether looking for exciting outdoor adventure or to simply appreciate the natural beauty of the region, Campbell River offers easy access.









Main Floor



Lower Floor

CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

Bylaw 3958, 2024 Added "Residential Infill (R-I)" Zone June 04, 2024

5.24 RESIDENTIAL INFILL (R-I) ZONE

Purpose: To accommodate residential development of up to four units.

5.24.1 Permitted Uses:

On any lot, the following uses are permitted:

- a) dwelling units
- b) bed and breakfast accommodation
- c) home-based business

5.24.2 Lot Area and Frontage

- a) The minimum lot area shall be 350 square metres
- b) The minimum lot frontage is 10 metres

5.24.3 Lot Coverage

- a) The maximum lot coverage of all buildings is 50%
- b) The maximum lot coverage for Impermeable Surfaces is 70%

5.24.4 Density

- a) A maximum of three dwelling units are permitted on lots measuring less than 280 m² and within the urban containment boundary.
- b) A maximum of four dwelling units are permitted on lots measuring more than 280 m² and within the urban containment boundary.

5.24.5 Minimum Dimensions Required for Yards

Yards in this zone must have the following minimum dimensions:

Front yard:	Minimum 4.0 metres
Rear yard:	Dwelling units fronting a road minimum of 5.0 metres Rear Residential Buildings not fronting a road minimum of 3.0 metres; *If the entire rear yard abuts a lane, the minimum rear yard setback is 1.5 metres
Side yard:	Minimum 1.2 metres
Side yard adjoining a road:	Minimum 3.5 metres
Setbacks between buildings:	Minimum 2.5 metres

CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

5.24.6 In order to provide adequate parking area, the front yard setback in front of the opening to a garage or a carport shall be a minimum of 6.0 metres

5.24.7 Building Height:

Rear Residential Building, the lesser of 7 m or 2 storey

All other Residential Building, the lesser of 10 m or 3 storey.

Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the "top of the ridge" adjacent to or within that lot. The geodetic height for the "top of the ridge" will be determined by the City and confirmed by BCLS.



www.bcoceanfront.com
 Shelley McKay* 250-830-4435
 Ed Handja* 250-287-0011
 theteam@bcoceanfront.com



ROYAL LEPAGE
 Advance Realty Ltd. ♦
 888-286-1932
 250-286-3293

875 Alder St S Campbell River BC V9W 1Z4
 MLS® No: **979438** **\$899,900** **Active**



Opportunity awaits with this beautifully renovated property! The main home is 2 floors, with main entry and one bedroom on the ground level and four bedrooms on the upper level. Upstairs also has a large living room, a dining room and kitchen, while on the ground level is a bonus room suitable for a home office or hobby space. A large ocean-view deck wraps along the back of this upper level. There is a secondary suite with separate hydro meter, done with legal zoning prior to the new residential infill zoning and all work is correctly permitted. The secondary suite is a 2 bed, 1 bath unit with a private entryway and fenced private backyard space and covered patio. The home was extensively renovated in 2018 and 2021, including: flooring, deck, windows, electrical service and much more. The backyard is fully fenced, and there is approx. 120ft of additional parking at the side of the home. Main home is vacant and the secondary unit will be vacant Oct 31.

Room	Level	Dims/Pieces
Bathroom	Lower	3-Piece
Bathroom	Lower	3-Piece
Bedroom	Lower	8'11x13'3
Bedroom	Lower	10'3x14'11
Bedroom	Lower	11'9x11'4
Kitchen	Lower	14'11x10'6
Living Room	Lower	12'11x13'9
Office	Lower	12'11x12'8
Bathroom	Main	4-Piece
Bathroom	Main	3-Piece
Bedroom	Main	13'4x11'10
Bedroom	Main	14'9x11'9
Bedroom	Main	9'5x11'9
Bedroom - Primary	Main	15'1x15'4
Dining Room	Main	10'6x12'1
Kitchen	Main	10'6x16'11
Living Room	Main	15'11x18'6

MLS® No: **979438** List Price: **\$899,900**
 Status: **Active** Orig Price: **\$899,900**
 Area: **Campbell River** Sub Area: **CR Campbell River Central**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: 7	Baths: 4	Kitchens: 2	Fireplaces: 0	Storeys:
FinSqFt Total: 3,371	UnFin SqFt: 0	SqFt Total: 3,371	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 7	Laundry: In House
Layout: Ground Level Entry With Main Up				
Heating: Baseboard, Electric, Heat Pump				
Intr Ftrs:				
Appl Incl: Dishwasher, F/S/W/D				
Cooling: Air Conditioning				

Exterior/Building

Build (Est): 1986	Front Faces: Southwest	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding	Access: Road: Paved	Foundation: Slab	Roof: Asphalt Shingle
Lgl NC Use:	Exterior Ftrs: Fenced, Fencing: Partial, Low Maintenance Yard	Bldg Style:	

Lot

Lot SqFt: 8,276	Lot Acres: 0.19	Dimensions:	Shape:
Park Type: Garage, Open, RV Access/Parking	Park Spcs: 2	View: Ocean	Waterfront:
Carpport Spcs: 0	Garage Spcs: 1	Services:	Water: Municipal
Sewer: Sewer To Lot	Restrictions:		
Lot Ftrs: Central Location, Curb & Gutter, Landscaped, Shopping Nearby, Sidewalk			

Legal/Public Records

Assessed: \$741,000	Assess Yr: 2024	Taxes: \$2,458	Tax Year: 2023
PID: 000-829-145	Roll No: 07902.000	Zoning: R-I	Zone Desc: Residential
Plan Number: 21230	Lot: 18 Block:	District Lot:	Land District:
Legal Description: Lot 18, Section 32, Township 1, Comox District, Plan 21230			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
250-830-4435



Ed Handja

Personal Real Estate Corporation
250-287-0011



Zoning: RU-I
City of Campbell River

Taxes: \$2,457.56 (2023)

Longitude: 49°99'N Latitude: 125°23'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.



bcoceanfront.com