

2 Bedroom Townhouse across from the Ocean



#109-824 Island HWY S
Campbell River, Vancouver Island
\$327,500 Canadian

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Live steps from the Campbell River waterfront and the popular Seawalk! This newly renovated 2 bedroom townhouse is away from the traffic towards the back of the complex. The Island Highway location provides easy access to all amenities and services in downtown Campbell River or in Willow Point.

There are just 15 units in the Seahaven townhouse complex. There is a strata management company in place and no age restrictions on the complex. One dog/one cat or two indoor cats are allowed. Safe access across the road to the Seawalk is helped by a crosswalk near the property.

This two storey townhouse has been recently vacated and subsequently updated with new flooring and paint throughout and new cabinetry in the kitchen, giving it a bright, modern look. There is a sliding door from the



living room out to a private patio/backyard area perfect for relaxing or barbecuing, with the kitchen at the front of the unit and the dining room connecting from the kitchen to the living room. The main floor closet houses a stacking washer and dryer. Upstairs are two good size bedrooms and a three piece bathroom.

Offering an appealing location and a fresh, updated space, this home would be great for first-time buyers, downsizers, or for a rental investment opportunity.





#109-824 Island HWY S, Campbell River

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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.



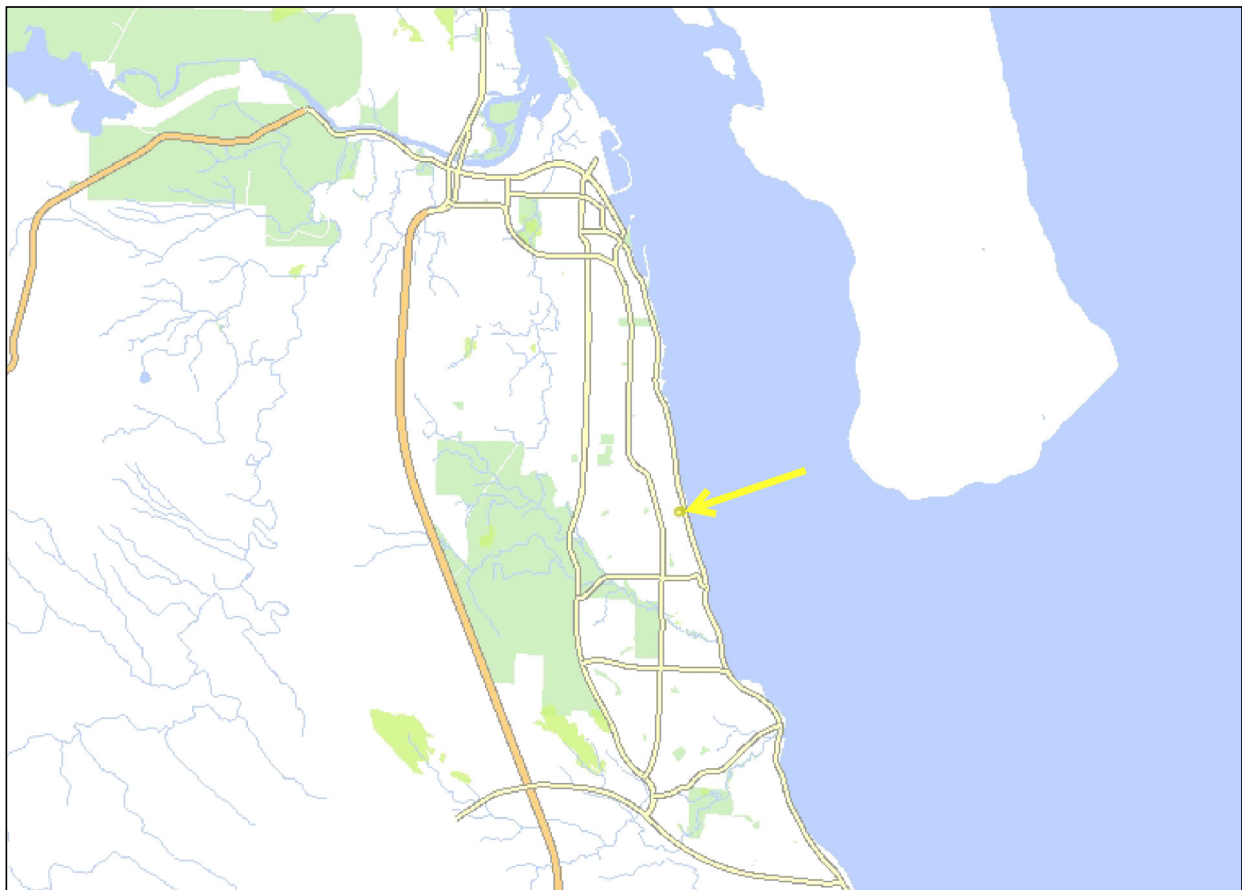


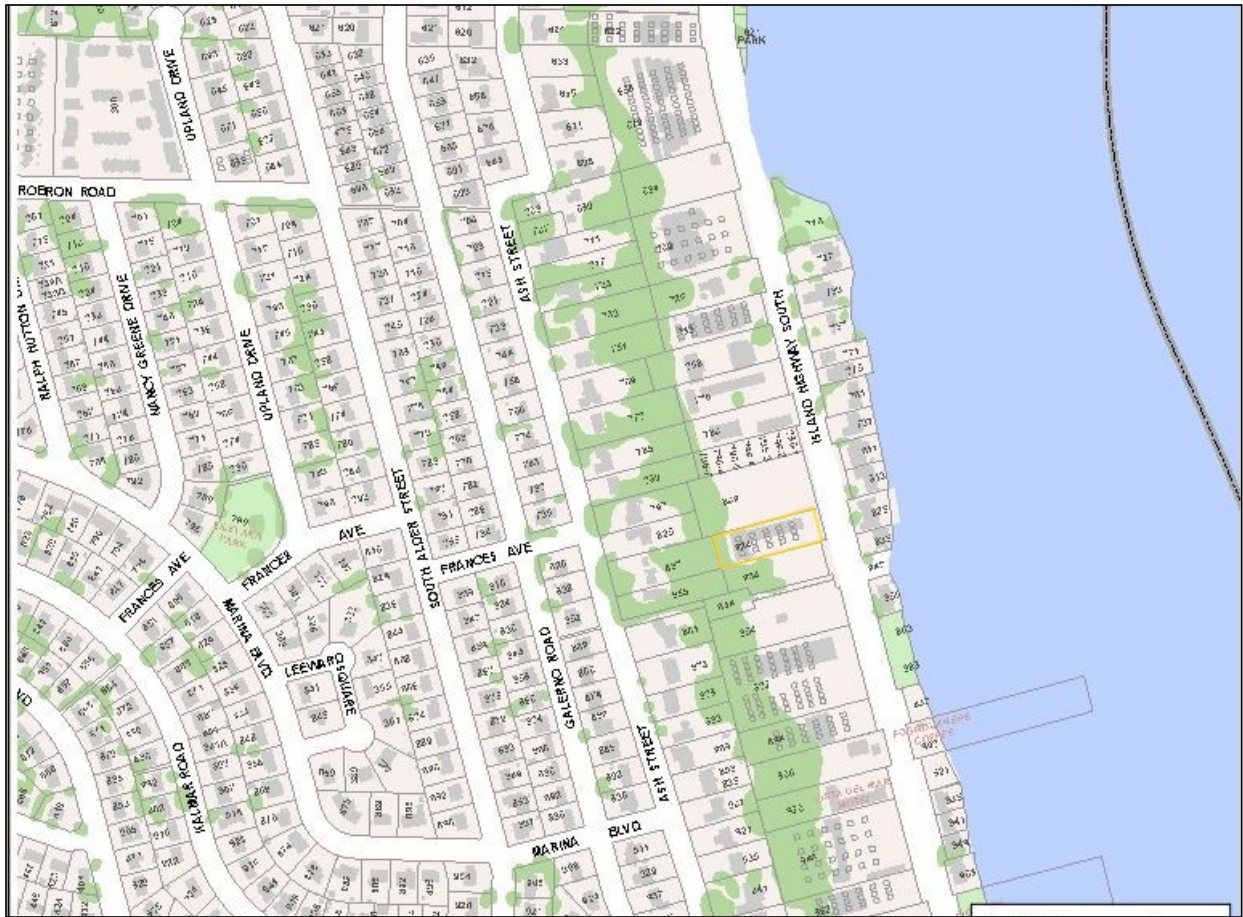
2 beds | Seawalk | 1 bath

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.

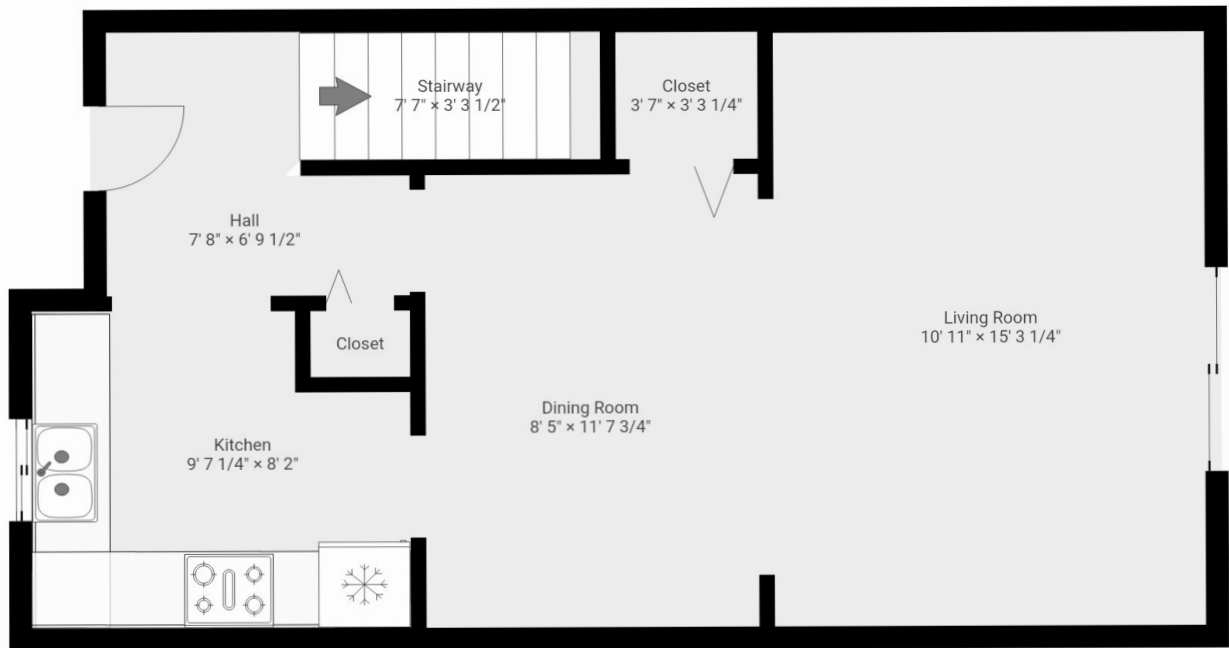
From world-class golf and ocean diving to skiing, kayaking, hiking and mountain biking, visitors marvel at the variety of outdoor activities this region has to offer, all with Campbell River as a comfortable home base. Whether looking for exciting outdoor adventure or to simply appreciate the natural beauty of the region, Campbell River offers easy access.





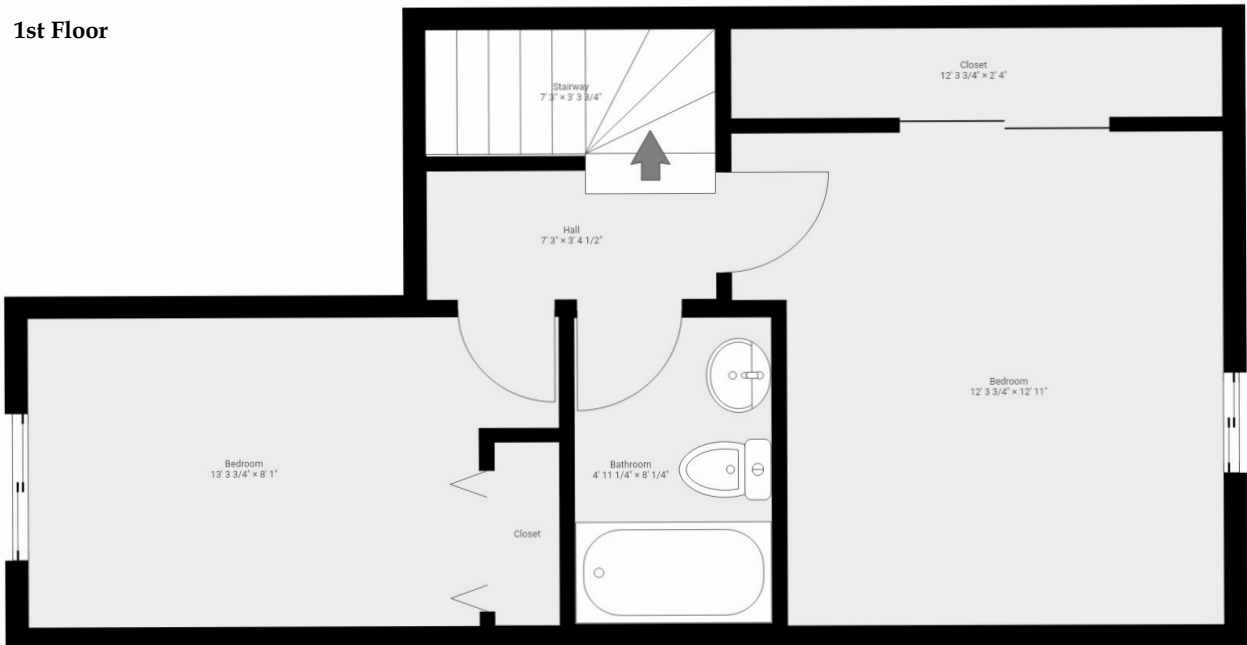


Ground Floor



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1st Floor



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CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

5.35 RESIDENTIAL MULTIPLE THREE (RM – 3) ZONE

Sections 5.35.1 through 5.35.6 apply to any lot in the RM - 3 Zone.

Purpose:

This zone provides for the development of medium to high-rise residences in multiple-family complexes within the high density residential designation, typically three to six storey apartment style complexes.

5.35.1 Permitted Uses:

The following uses are permitted:

- (a) triplex or threeplex;

Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10

- (b) apartment;

- (c) community care, or social care facility, or both;

Bylaw 3396, 2009 –Amds Sec. 5.35.1 d)

- (d) single-family residential dwelling units existing prior to May 27, 2008, including single wide manufactured homes in accordance with Section 4.19 and identified on Appendix 2.

Bylaw 3883, 2023 –Adds 5.35.1 e) – Jul 20/23

- (e) Townhouses or row housing with or without secondary suites as defined by Secondary Suite (*Multi-Family Development*) or an apartment is permitted with a maximum building height of 15.0 metres at 497 Rockland Road (Legal Description: LOT 3, SECTION 29, TOWNSHIP 1, COMOX DISTRICT, PLAN VIP57725)

5.35.2 Lot Area:

The minimum lot area shall be 400 square metres for "fee-simple" lots, or a minimum average of 135 square metres per bare land strata lot.

5.35.3 Density:

The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

- (a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or

CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

- (b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or *environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.
- (c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 15 additional dwelling units per hectare, to a maximum density of 90 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the Land Title Act in favour of the City.

5.35.4 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.35.5 Minimum Dimensions Required for Yards:

Yards in this zone must have the following minimum dimensions:

Front yard: minimum 7.5 metres

Rear yard: minimum 7.5 metres

Side yard: minimum 3.0 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway,
arterial or collector road: minimum 4.5 metres

5.35.6 Building Height:

The maximum height of a principal building is 20.0 metres. 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

CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

Bylaw 3811, 2021 adds section 5.35.7 May 31, 2021

5.35.7 Conditions of Use:

The following provisions apply only at 854 Island Highway South (Legal Description: LOT 3, SECTION 32, TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP48714 EXCEPT PLAN VIP58597)

- a) A maximum base density permitted is 1.0 floor area ratio. A density bonus of up to 0.25 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.

Bylaw 3823, 2021 adds section 5.35.8 October 18, 2021

5.35.8 Conditions of Use:

The following provisions apply only at 2221 Dalton Rd. (Legal Description: LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401)

- a) A maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.



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 theteam@bcoceanfront.com



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

109 - 824 Island Hwy S Campbell River BC V9W 1A8
 MLS® No: **964872** **\$327,500** **Active**



MLS® No: **964872** List Price: **\$327,500**
 Status: **Active** Orig Price: **\$344,900**
 Area: **Campbell River** Sub Area: **CR Campbell River Central**
 DOM: **69** Sold Price:
 Sub Type: **Row/Townhouse**
 Pend Date: Title: **Freehold/Strata**

Vacant, quick possession possible! Live steps from the Campbell River waterfront and the popular Seawalk! This two storey townhouse has been recently vacated and subsequently updated with new flooring and paint throughout and new cabinetry in the kitchen, giving it a bright, modern look. A sliding door leads from the living room out to a private patio/backyard area perfect for relaxing or barbecuing, with the kitchen at the front of the unit and the dining room connecting from the kitchen to the living room. The main floor closet houses a stacking washer and dryer. Upstairs are two good size bedrooms and a three piece bathroom. Offering an appealing location and a fresh, updated space, this home would be great for first-time buyers, downsizers, or for a rental investment opportunity. There is a strata management company in place and no age restrictions on the complex. One dog/one cat or two indoor cats are allowed.

Room	Level	Dims/Pieces
Dining Room	Main	11'7x8'5
Kitchen	Main	8'2x9'7
Living Room	Main	15'3x10'11
Bathroom	Second	3-Piece
Bedroom	Second	8'1x13'3
Bedroom	Second	12'11x12'3

Interior

Beds: **2** Baths: **1** Kitchens: **1** Fireplaces: **0** Storeys: **2**
 FinSqFt Total: **942** UnFin SqFt: **0** SqFt Total: **942** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **2** Laundry: **In Unit**
 Layout: **Main Level Entry with Upper Level(s)**
 Heating: **Electric** Appl Incl: **F/S/W/D** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1980** Front Faces: **Northeast** Storeys: **2** Bldg Warranty:
 Construction: **Insulation: Ceiling, Insulation: Walls, Vinyl Siding** Foundation: **Poured Concrete** Roof: **Membrane**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Fencing: Partial**

Lot

Lot SqFt: **942** Lot Acres: **0.02** Dimensions: Shape:
 Park Type: **Open** Park Spcs: **2** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Quiet Area, Sidewalk**

Legal/Public Records

Assessed: **\$340,200** Assess Yr: **2024** Taxes: **\$2,593** Tax Year: **2022**
 PID: **000-785-407** Roll No: **07606.016** Zoning: **RM-3** Zone Desc: **Multi-Family**
 Plan Number: **854** Lot: **9** Block: District Lot: Land District:
 Legal Description: **Strata Lot 9, Section 32, Township 1, Comox District, Strata Plan 854, together with an interest in the common property in proportion...**

Strata

Strata/Pad Fee: **\$350** Strata/Pad Fee Year: **2023** Prop Mgr: **Pacific Quorum** Mgr Phone:
 Complex: Bldgs/Cmplx: **2** Str Lots/Cmplx: **15** Str Lots/Bldg: **15**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **1** Park Cmn Sp: **0** Park LCP Spc: **1**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **2** Unit's Level:
 Subdivision Name: **Seahaven Townhomes**
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, 1 domestic cat or 2 indoor only domestic cats, 1 dog. See bylaws.**
Cats, Dogs, Number Limit
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl: **Parking Stall**
 Assmt Incl: **Garbage Removal, Maintenance Structure, Property Management**
 Shrd Am:

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: RM-3
City of Campbell River

2022 Taxes: \$2,593

Longitude: 49°99'N Latitude: 125°22'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.



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