

Luxury Condo on the Campbell River Estuary



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#404-2777 North Beach Dr.
Campbell River, Vancouver Island
\$659,000 Canadian



bcoceanfront.com

ROYAL LEPAGE
Advance Realty Ltd.

This top floor unit in “The Lookout” offers the best in comfort, luxuriousness and outdoor living.

Part of the Newport development which features luxurious condo and patio home/townhouse living in a gated waterfront community, there is immediate access to the Campbell River estuary and views across the estuary to Discovery Passage, Quadra Island, and the mainland mountains beyond.

The Campbell River estuary has become an outdoor playground, with amazing work both completed and still being done in restoring it to its natural state, after being



used for more industrial activity in the 1900s. It is a home for many animals, including eagles, herons and migrating water birds, seals, otters, and migrating salmon. Kayakers frequent the waters year-round.

Unit 404 is a 1296sqft 2 bedroom plus den, 2 bathroom condo offering elegant comfort with clean lines, large windows, ocean views and appealing design features. The kitchen is the centre of the home, with white cabinetry, glass subway tile backsplash, stainless steel appliances and





1296sqft | 2 bed + den, 2 bath | Full-width ocean view deck

an island with double sinks, an undercounter dishwasher and bar seating. The kitchen opens to the combined living and dining space, with a vaulted ceiling in the living room and a wall of glass looking out over the views. A sliding door leads to the full-width deck.

The bedrooms are on either side of the living space, both feature sliding doors out to the deck and have the same amazing views. The primary bedroom has a walk-in closet and spacious 4-piece ensuite, with double sinks, a glass-enclosed shower and a separate tub. The second bedroom is currently set up as a dining room, but could also be used as a home office to take advantage of the amazing natural light and ocean views.

The home also has den (currently set up as a second bedroom), walk in pantry, laundry space and a 3-piece central bathroom. All rooms are bright, with in-ceiling lighting, tray ceilings and light colours. The 8-9ft high windows have custom-made screens that fit on the inside. This is a home built for comfort and easy living.



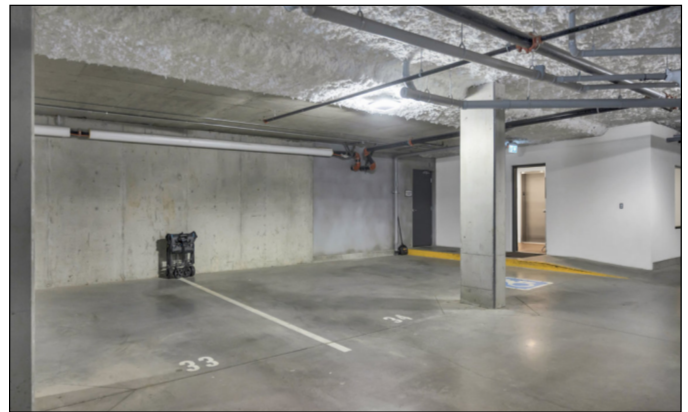


The top floor units benefit from an HVAC system. This unit also benefits from the addition of a water filtration system that was installed by the current owner.

The full-width deck looks east, over the estuary to the Tye Spit, Discovery Passage and Quadra Island, taking in the natural beauty of the area as well as the marine activity around the estuary, such as boats and seaplanes. There is always something different or interesting to see!

This unit has two dedicated parking spots side by side in the underground garage, which are in front of the door to the building for easy access. The current owner purchased an extra space in addition to the original parking spot, and this is included with this listing.

The Lookout provides additional amenities for owners, including a well-equipped gym, a meeting room with kitchen (sink, fridge and dishwasher), and a storage locker room in the building where each unit has its own storage space. In the underground parking there is a locked storage area for bikes.



2 parking spots | HVAC and water filtration systems | Strata fees are \$414.50 / month



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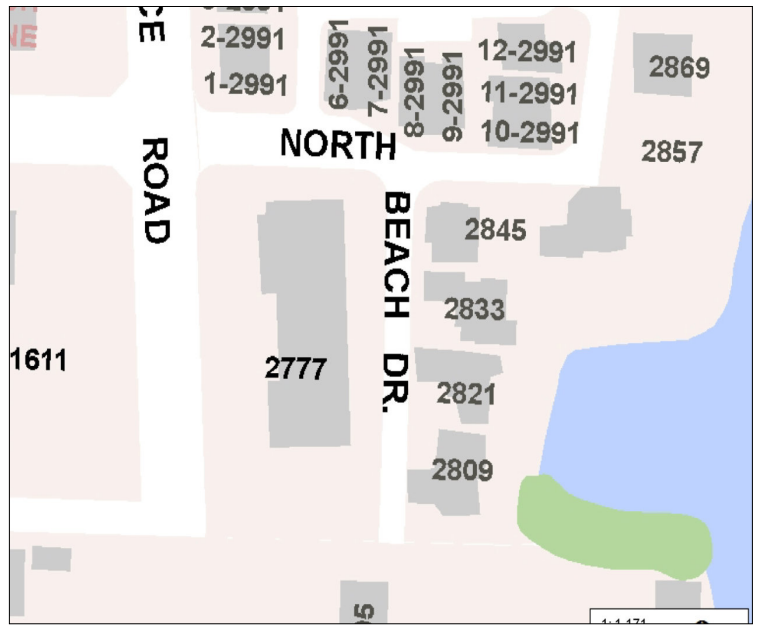
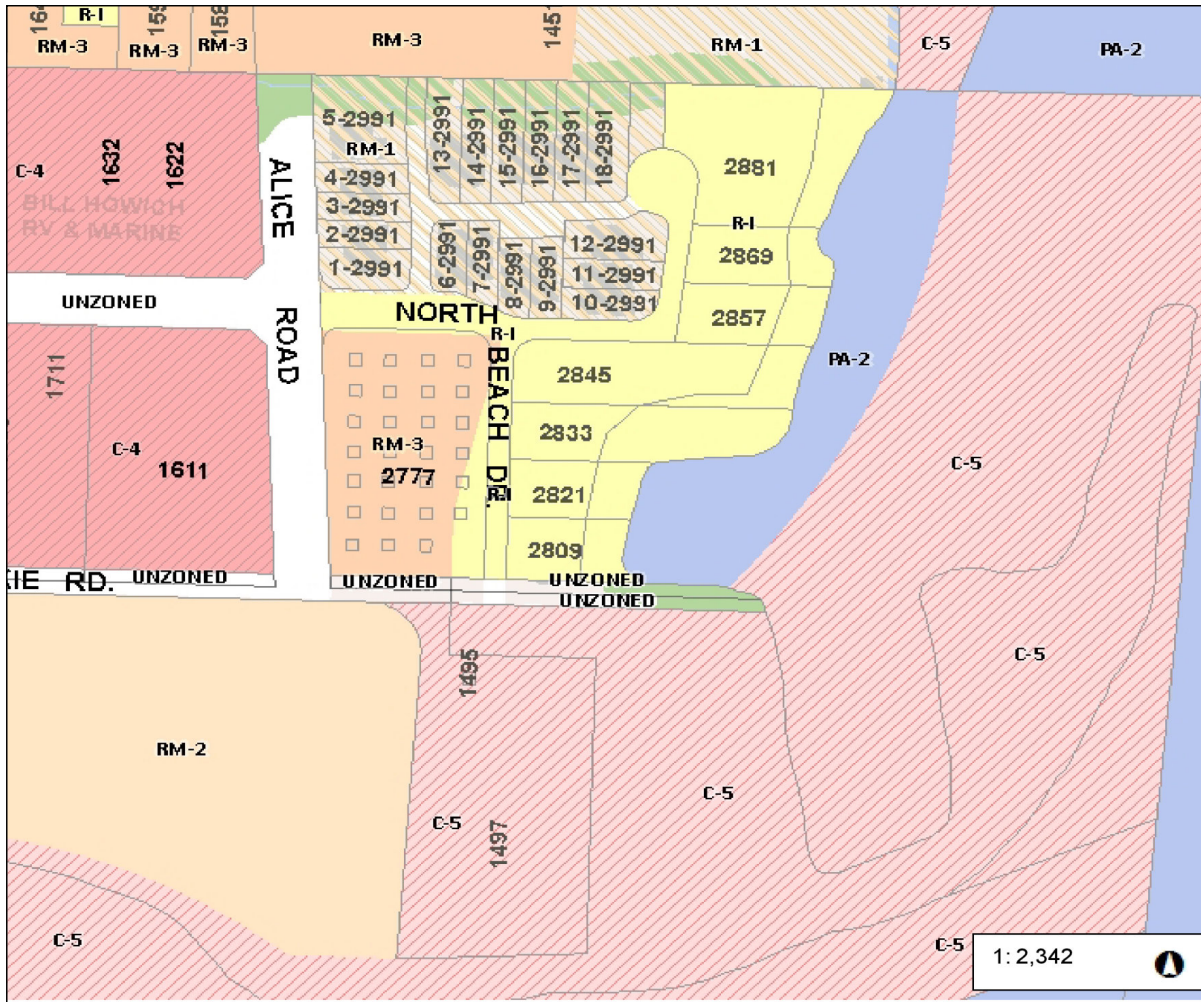


The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver 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.

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.









CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

5.27 RESIDENTIAL MULTIPLE THREE (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.

5.27.1 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 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)

5.27.2 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.

5.27.3 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
- (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.

CITY OF CAMPBELL RIVER

Schedule "A"

Zoning Bylaw 3250, 2006

- (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.

5.27.4 Lot Coverage:

The maximum lot coverage of all buildings is 50%.

5.27.5 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

5.27.6 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

Bylaw 3811, 2021 adds section 5.35.7 May 31, 2021

5.27.7 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

CITY OF CAMPBELL RIVER**Zoning Bylaw 3250, 2006****Schedule "A"**

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

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



888-286-1932
 250-286-3293

404 - 2777 North Beach Dr Campbell River BC
V9W 0B5

MLS® No: **973872** **\$659,000** **Active**



Top floor unit in "The Lookout" offering comfort, luxuriousness and outdoor living! The kitchen is the centre of the home, with stainless steel appliances and an island with double sinks and bar seating. The kitchen opens to the combined living and dining space, with a wall of glass looking out over the views and a sliding door opening on to the full-width deck. The bedrooms are on either side of the central living space, both with sliding doors out to the deck. The primary bedroom has a walk-in closet and spacious 4-piece ensuite. Other benefits include a water filtration system, HVAC, and two dedicated underground parking spots. Amazing views over the estuary, Tye Spit, Discovery Passage and Quadra Island. Additional building amenities include a gym, a meeting room, and a storage locker room where each unit has its own storage space. In the underground parking there is a locked storage area for bikes.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bathroom	Main	5-Piece
Bedroom	Main	13'10x10'0
Bedroom - Primary	Main	14'4x12'0
Den	Main	7'10x10'0
Dining Room	Main	6'6x13'4
Kitchen	Main	10'4x17'6
Laundry	Main	5'9x10'3
Living Room	Main	13'8x13'4

MLS® No: **973872** List Price: **\$659,000**
 Status: **Active** Orig Price: **\$679,000**
 Area: **Campbell River** Sub Area: **CR Campbell River North**
 DOM: **19** Sold Price:
 Sub Type: **Condo Apartment**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **0** Storeys: **4**
 FinSqFt Total: **1,297** UnFin SqFt: **0** SqFt Total: **1,297** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **In Unit**
 Layout: **Condo**
 Heating: **Heat Pump**
 Intr Ftrs:

Exterior/Building

Built (Est): **2017** Front Faces: **East** Storeys: **4** Bldg Warranty:
 Construction: **Cement Fibre** Foundation: **Poured Concrete** Roof: **Membrane**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs:

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Underground** Park Spcs: **2** View: **Ocean** Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Easy Access, Marina Nearby, Shopping Nearby**

Legal/Public Records

Assessed: **\$625,000** Assess Yr: **2024** Taxes: **\$3,566** Tax Year: **2022**
 PID: **030-445-949** Roll No: **04147.825** Zoning: **RM-3** Zone Desc: **Residential**
 Plan Number: **EPS4317** Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot 25 District Lot 132 Sayward District Strata Plan EPS4317 together with an interest in the common property in proportion to the unit Entitlement of the Strata Lot as shown on Form V.**

Strata

Strata/Pad Fee: **\$415** Strata/Pad Fee Year: **2024** Prop Mgr: **Advanced Property Management** Mgr Phone:
 Complex: Bldgs/Cmplx: **1** Str Lots/Cmplx: **0** Str Lots/Bldg: **27**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **2** Park Cmn Sp: **0** Park LCP Spc: **0**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **1** Unit's Level: **Top Level**
 Subdivision Name: **The Lookout**
 Rent Allwd?: **Some Rentals** See Bylaws
 Yngst Age: **0**
 Pets Allwd: **Cats, Dogs** **One cat or one dog under 20lbs**
 BBQs Allwd: **Yes** See Bylaws
 Smoking Byl: **Yes** See Bylaws
 Unit Incl: **Balcony, Parking Stall**
 Assmt Incl:
 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

Taxes: \$3,566.00 (2022)

Longitude: 50°04'N Latitude: 125°26'W

www.bcoceanfront.com

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(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
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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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