

Sweet Little Oceanfront Condo



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Personal Real Estate Corporation

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#1204 - 27 Island Hwy S
Campbell River, Vancouver Island
\$535,000 Canadian



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Sweet little oceanfront condo in the popular Hidden Harbour development on Discovery Passage. One of the premier locations along the Campbell River waterfront, within walking distance of downtown, the hospital and the popular Seawalk.



Made up of three residential buildings and a private marina, Hidden Harbour features private storage lockers, wheelchair accessibility, gated access with camera surveillance, underground parking and an aquatic centre for the benefit of all owners.

Unit 1204 is a corner unit in Beach Lodge, with amazing views down Georgia Strait and across to Quadra Island. This is a cozy, one bedroom home with good natural light year-round and ocean views from

the dining room and living space. There is a covered patio with glass railings to enjoy the southern views and outdoor relaxing. While the patio does take in some road activity, there is privacy screening on the side facing the road, and the patio is very private as it does not look at any other patios or units in the building. A large glass door leads out to the patio from the living room.





794sqft one bedroom unit | covered oceanfront patio

The kitchen is bright with attractive countertops and backsplash. There is bar seating at the counter peninsula that divides the living room from the kitchen. Blond laminate flooring and light coloured walls add a nice brightness to the space. The unit has in-suite laundry.

The second floor is accessed from the outdoor parking lot main level, so no stairs or elevator to the entrance of the unit. The entryway is covered and private.

A separate storage unit in the underground parking has power with an outlet, so a freezer could be plugged in.

The aquatic center includes a good size swimming pool, large built-in hot tub and a fully equipped exercise room with access out to a cement patio. In the same building is a common room with kitchen space that can be booked for functions and private parties. This building can be accessed through the underground parking – no need to walk outside to get to it for a swim or to work out.





pool, hot tub, exercise room | marina facilities | gated access

The gardens and common property spaces are beautifully landscaped and well-maintained, with pathways between the buildings, to the marina and to the beachfront.

The marina facilities are exceptional. They are encompassed within a large breakwater and the docks and walkways are all constructed to high standards with quality materials. There is water and power available on the dock and each unit has its own private slip to accommodate boats up to 26 feet in length. This is a unique feature – only minutes from your doorstep are the waters of Discovery passage and access to places such as Desolation Sound Marine Park and the Discovery Island Group.

The strata allows pets and long-term rentals.

Enjoy the ultimate in west coast living in this premier Campbell River condo development! Listen to the waves on the beach from your kitchen, living room and bedroom and watch the action on the



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water with boats, weather and wildlife, then take your boat out without having to drive it anywhere first.

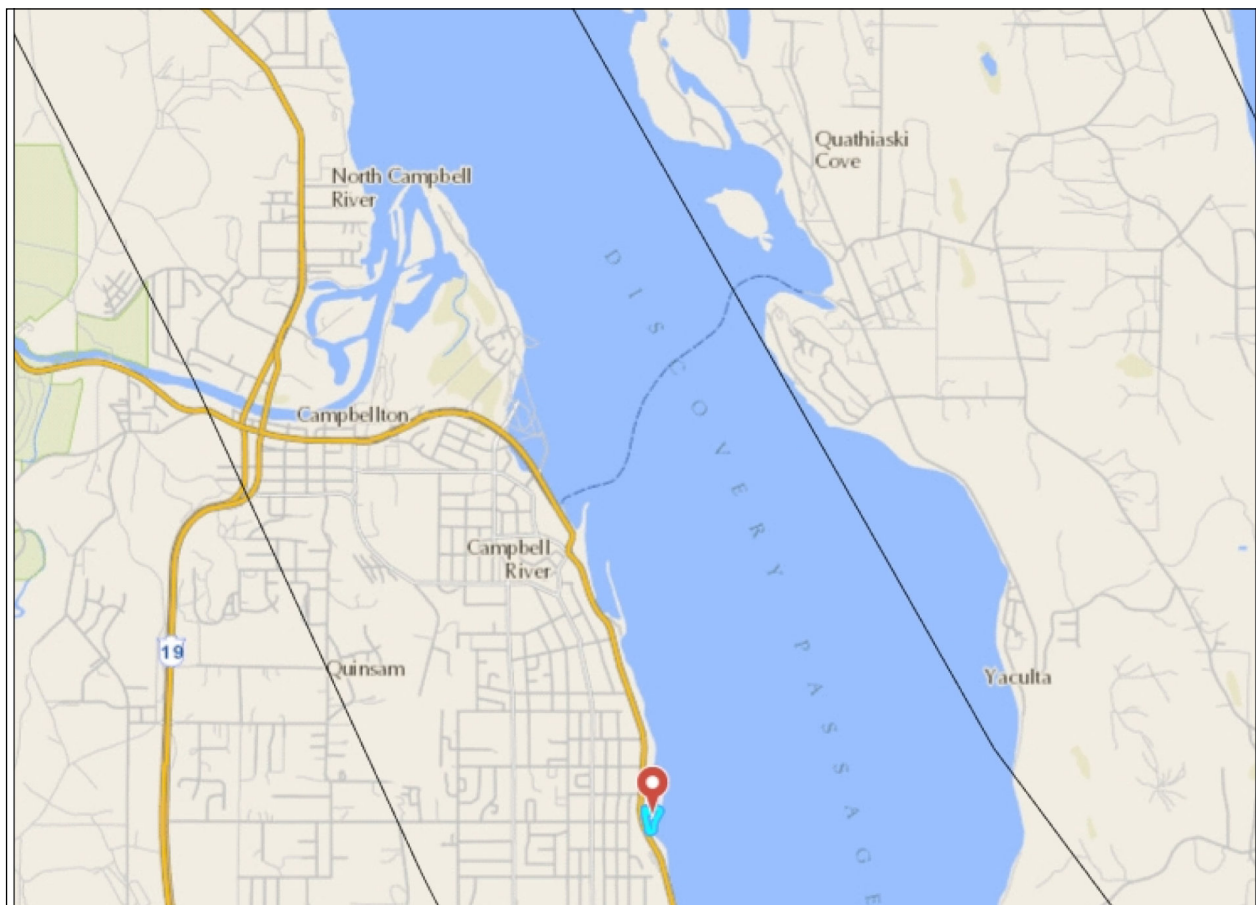
The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver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

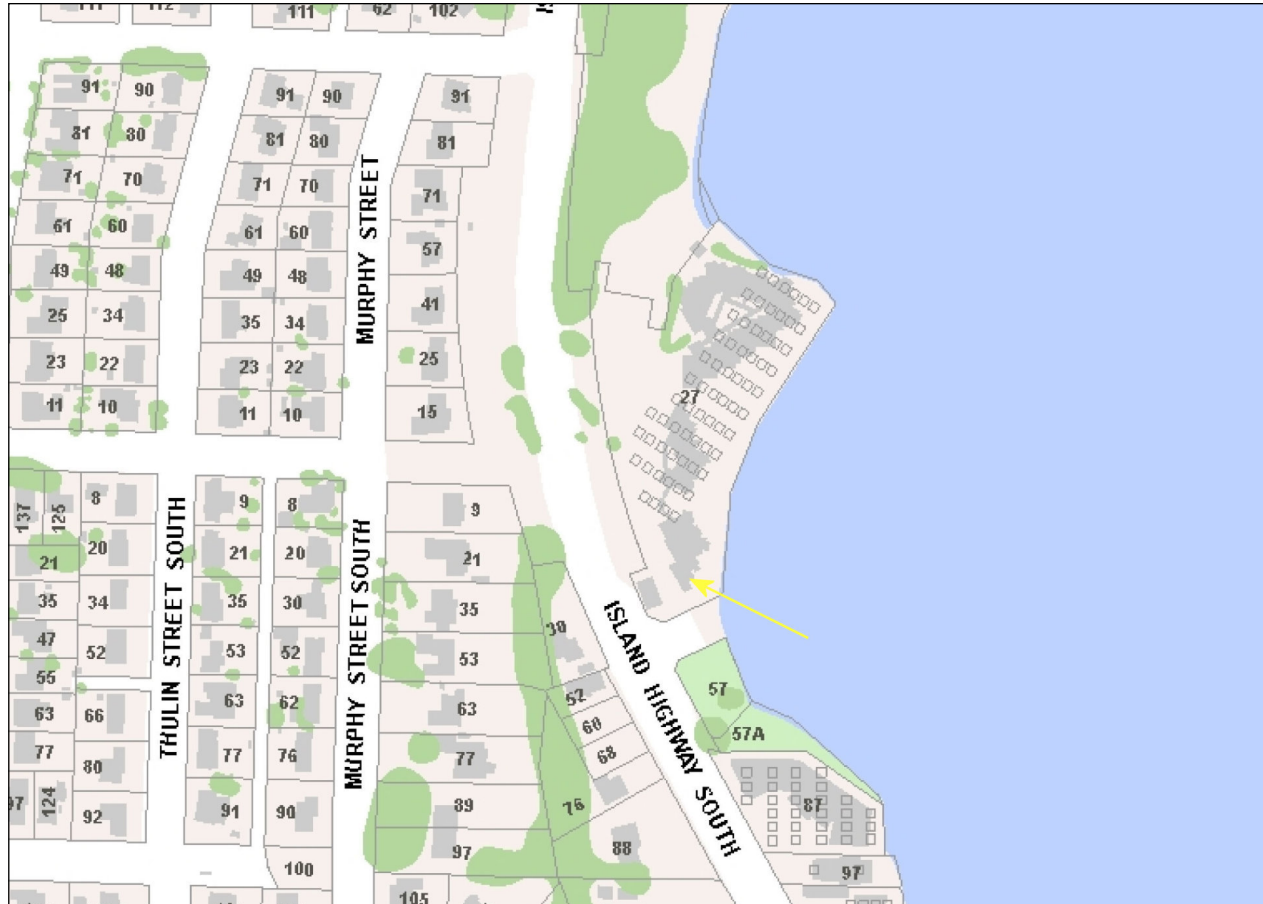




Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage 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

Bylaw 3978, 2024 – Removes c) Community care and/or social care facility – November 21, 2024

Bylaw 3396, 2009 –Amds Sec. 5.35.1 d)

- (c) 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

- (d) 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)

Bylaw 3978, 2024 –Adds e) to i) - November 21, 2024

- (e) Acquired Injury Facility
 (f) Child Care Facility
 (g) Community Living Facility
 (h) Extended Care Residences
 (i) Hospice

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

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.

5.27.4 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

CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

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 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.

Main Floor Exterior Area 827.25 sq ft




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250-201-2226

1204 - 27 Island Hwy S Campbell River BC V9W 1A2

MLS® No: **1018801** **\$535,000** **Active**



Sweet little oceanfront condo in the popular Hidden Harbour development in Campbell River. This is a cozy, one bedroom corner unit with oceanfront views from the dining room and living space. There is an attractive covered patio with glass railings. The kitchen is bright with attractive countertops and backsplash. There is bar seating at the counter peninsula that divides the living room from the kitchen. The unit has in-suite laundry. No stairs or elevator to the entrance of the unit and the entryway is covered and private. While the patio does take in some road activity, there is privacy screening, and the patio does not overlook any other patios or units in the building. Made up of three residential buildings and a private marina, Hidden Harbour features private storage lockers with power outlets, wheelchair accessibility, gated access with camera surveillance, underground parking and an aquatic centre for the benefit of all owners. Pets and long-term rentals allowed.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	10'11"x15'5"
Dining Room	Main	10'11"x7'4"
Kitchen	Main	9'3"x9'1"
Living Room	Main	14'11"x14

MLS® No: **1018801** List Price: **\$535,000**
Status: **Active** Orig Price: **\$535,000**
Area: **Campbell River** Sub Area: **CR Campbell River Central**
DOM: **0** Sold Price:
Sub Type: **Condo Apartment**
Pend Date: Title: **Freehold/Strata**

Interior

Beds: 1	Baths: 1	Kitchens: 1	Fireplaces: 0	Storeys: 4
FinSqFt Total: 794	UnFin SqFt: 0	SqFt Total: 794	Basement: No	Addl Accom: None
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 0	Beds or Dens: 1	Laundry: In Unit
Layout: Condo		Appl Incl: F/S/W/D, Microwave		
Heating: Baseboard		Cooling: None		
Intr Ftrs: Breakfast Nook, Controlled Entry, Eating Area				

Exterior/Building

Built (Est): 1987	Front Faces: East	Storeys: 4	Bldg Warranty:
Construction: Cement Fibre, Insulation: Ceiling,	Insulation: Walls, Wood	Foundation: Slab	Roof: Membrane
LqI NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs: Balcony/Deck			

Lot

Lot SqFt: 794	Lot Acres: 0.02	Dimensions:	Shape:	Water: Municipal
Park Type: Open, Underground	Park Spcs: 36	View: Mountain(s), Ocean	Waterfront: Ocean	
Carport Spcs: 0	Garage Spcs: 0	Services:		
Sewer: Sewer Connected	Restrictions:			
Lot Ftrs: Dock/Moorage, Foreshore Rights, Landscaped, Marina Nearby, Park Setting, Recreation Nearby, Serviced, Shopping Nearby, Sidewalk, Walk on Waterfront				

Legal/Public Records

Assessed: \$475,000	Assess Yr: 2025	Taxes: \$3,703	Tax Year: 2025
PID: 009-412-557	Roll No: 1999112	Zoning: RM3	Zone Desc: Multi-Family
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Strata Lot 7, District Lots 72 and 410, Sayward District, Strat Plan 1611, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1			

Strata

Strata/Pad Fee: \$520	Strata/Pad Fee Year: 2025	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx: 3	Str Lots/Cmplx: 66	Str Lots/Bldg: 14
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl: 0	Park Cmn Sp: 35	Park LCP Spc: 1
Depr Rpt?: Yes	Plan Type: Building	Lvls in Unit: 1	Unit's Level: Ground Level
Subdivision Name: Hidden Harbour			
Rent Allwd?: Some Rentals	minimum 6 months.		
Yngst Age: 0			
Pets Allwd: Aquariums, Birds, dogs max 30lbs			
Caged Mammals, Cats, Dogs, Number Limit, Size Limit			
BBQs Allwd: Yes			
Smoking Byl: Unknown			
Unit Incl: Balcony			
Assmt Incl: Caretaker, Garbage Removal, Maintenance Grounds, Property Management, Sewer, Water			
Shrd Am: Clubhouse, Common Area, Elevator(s), Fitness Centre, Meeting Room, Pool: Indoor, Recreation Facilities, Secured Entry, Security System, Spa/Hot Tub, Storage Unit			



The BC Oceanfront Real Estate Team



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Aren Knudsen

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Zoning: R3 (City of Campbell River)

Strata Fee: \$520.45 (2025 monthly)
Taxes: \$3,703 (2025)

Longitude: 50° 0'N Latitude: 125° 14'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
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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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