

3 Bedroom Family Rancher with Den



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1064 Cordero Crescent
Campbell River, Vancouver Island
\$769,000 Canadian



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Nestled into the Cordero Crescent development at the south end of town, this 1618sqft rancher is ready for a family or couple to make their own.

The Cordero area benefits from easy access to all commuting corridors into town as well as to Jubilee Parkway. New development in Jubilee Heights includes a commercial space which is underway and will be anchored by a large grocery store – just minutes away! This is a great location to be able to access town easily but also to access the highways quickly, and to be walking distance to the trails and nature areas in Willow Creek Park.

This is a level lot with a fully fenced back yard. The property is mostly lawn, with a small garden bed at the



front of the home – perfect for easy care or for a gardener to develop in their own vision. A small shed in the backyard provides outdoor storage.

An alcove leads to the front door, with a welcoming covered porch beside the entry perfectly positioned to enjoy the southern exposure in all seasons. Under-soffit lighting along the garage adds ambiance and safety.



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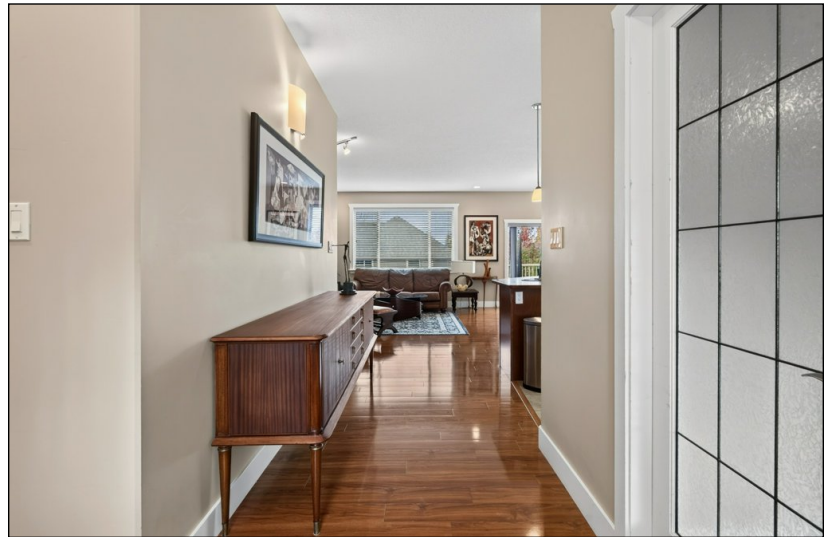
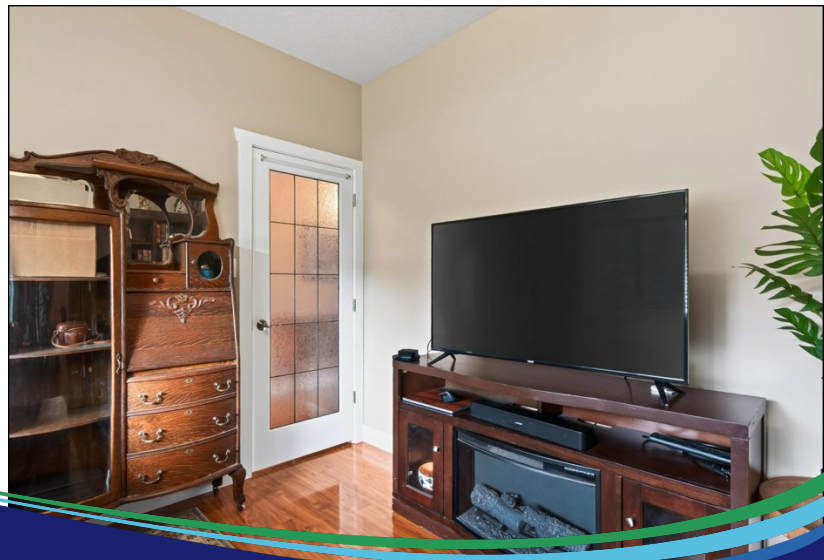


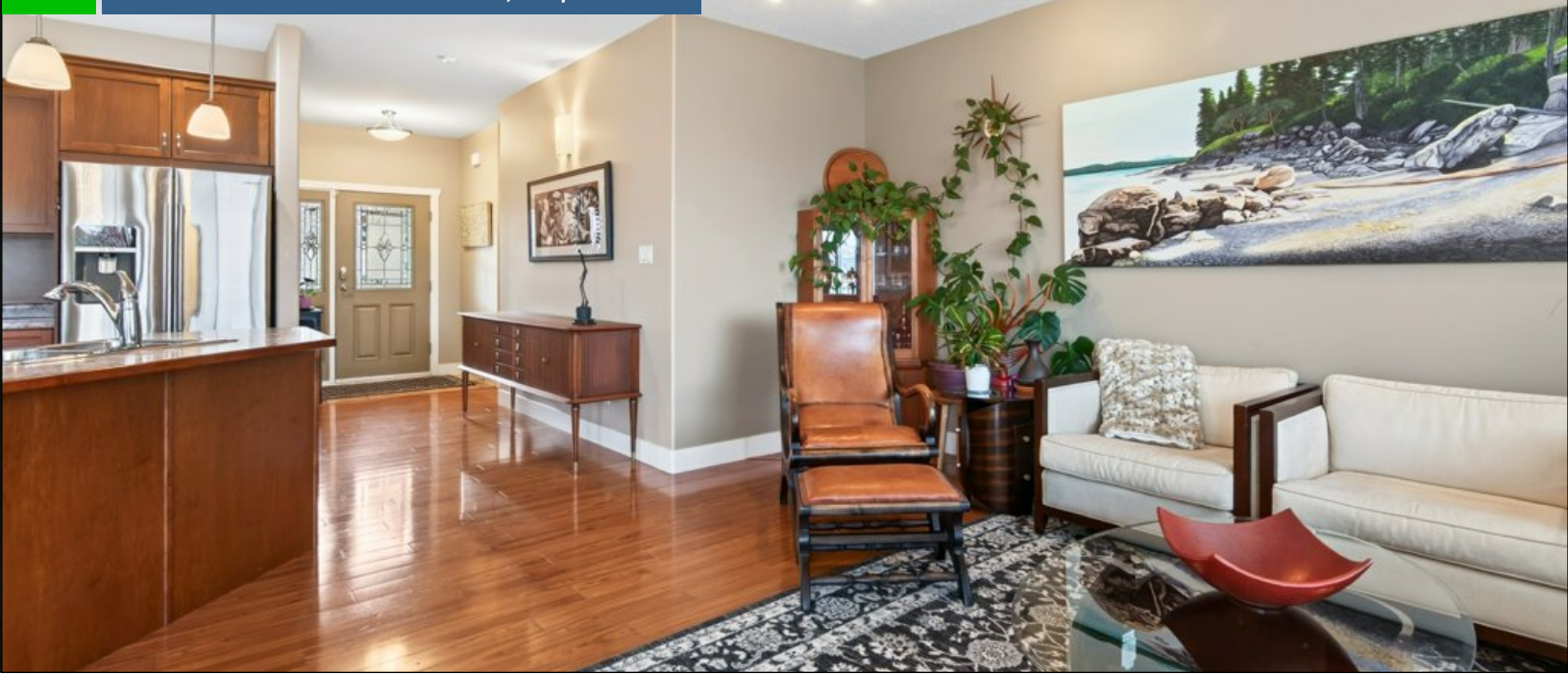
1618sqft home | heat pump | insulated crawl space with lighting

To the right of the front door is a frosted glass door opening into the den, nicely private from the rest of the home. A centre hallway leads to the open concept living space where there is a cozy kitchen, living room and dining room. The large, angled island features a double sink, dishwasher, power outlet, and bar seating, in the same walnut finish wood as the kitchen cabinetry. In the corner is a pantry with a door, adding great storage space for the kitchen.

The living and dining rooms look out over the backyard, with a sliding door from the dining area leading out to a deck which has stairs into the yard.

A second hallway from the entryway leads to the bedrooms, with the large primary at the back of the home. The primary offers a three piece ensuite with shower and large vanity, as well as a walk in closet.





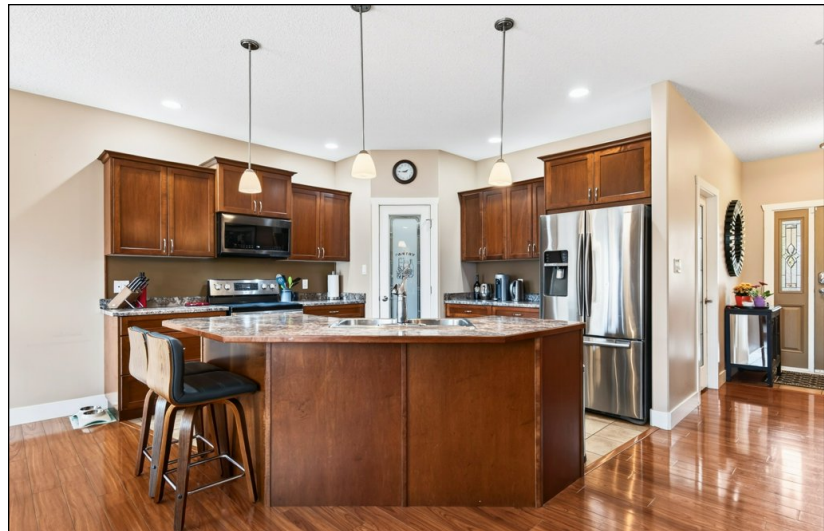
fully fenced backyard | double garage

A four piece bathroom with a shower/tub combo sits at the centre of the home and a laundry/mudroom is across the hall with access to the double garage.

The flooring throughout the home is an attractive wood laminate, with tile in the kitchen, bathrooms and laundry room. The 9ft ceilings create a nice feeling of spaciousness in the home. There is a 4ft insulated and lit cement crawl space, accessed from the garage.

The home has been wired for security, including windows, doors and a shatter monitor in the ceiling. Updates include a 2-year-old hot water tank, recent service on the heat pump and an 8-year-old roof.

Not many homes in the area offer three bedrooms and a den, creating a versatile home that could



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meet many needs. This home has been well cared for and is ready for someone to make their own, with quick possession possible.

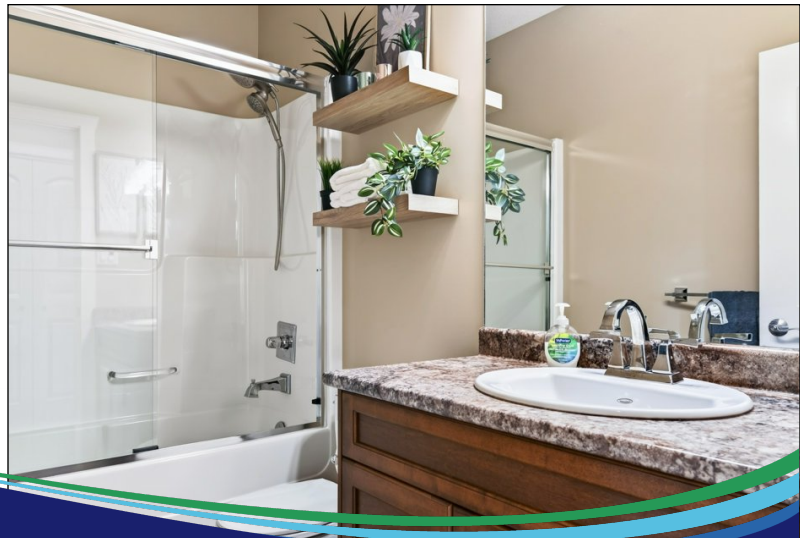
The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver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

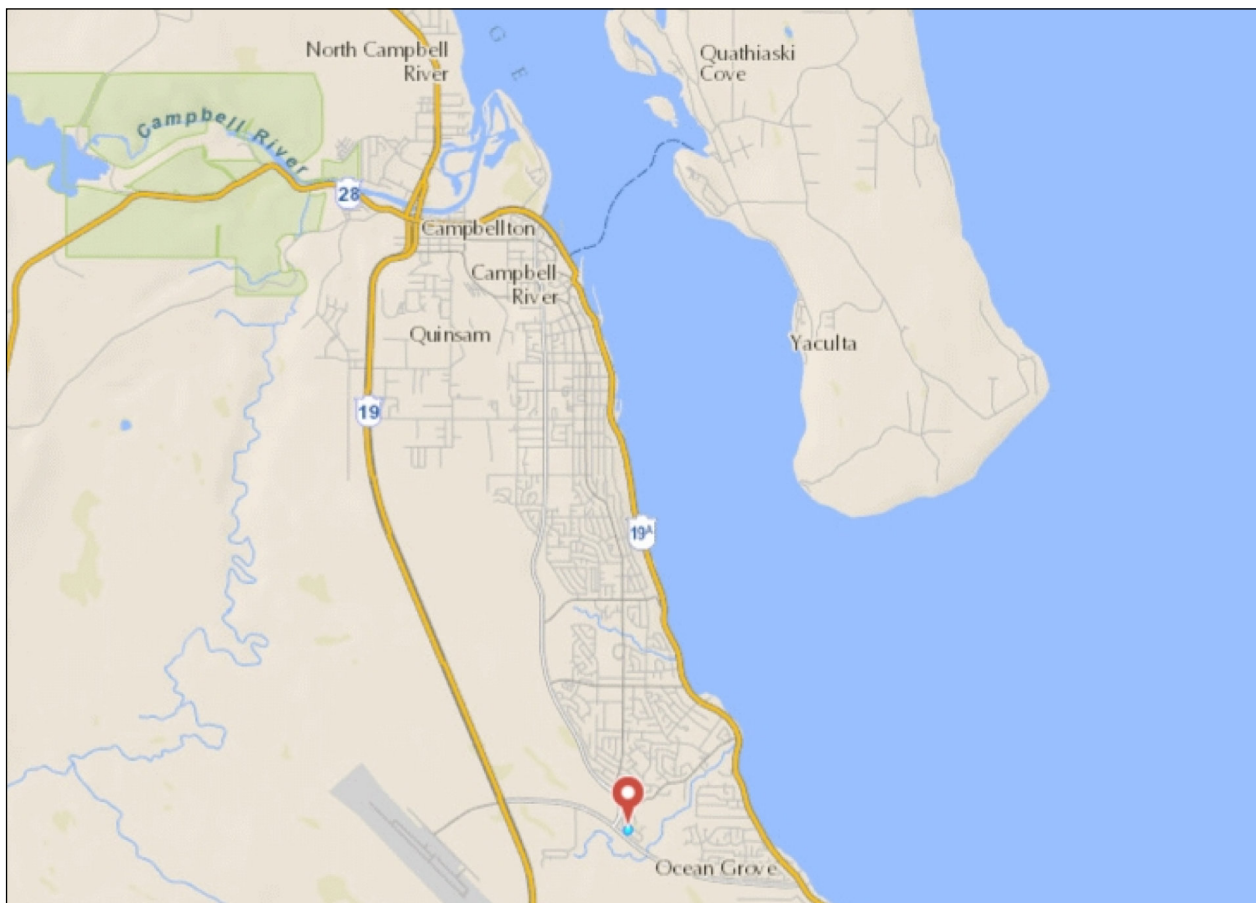


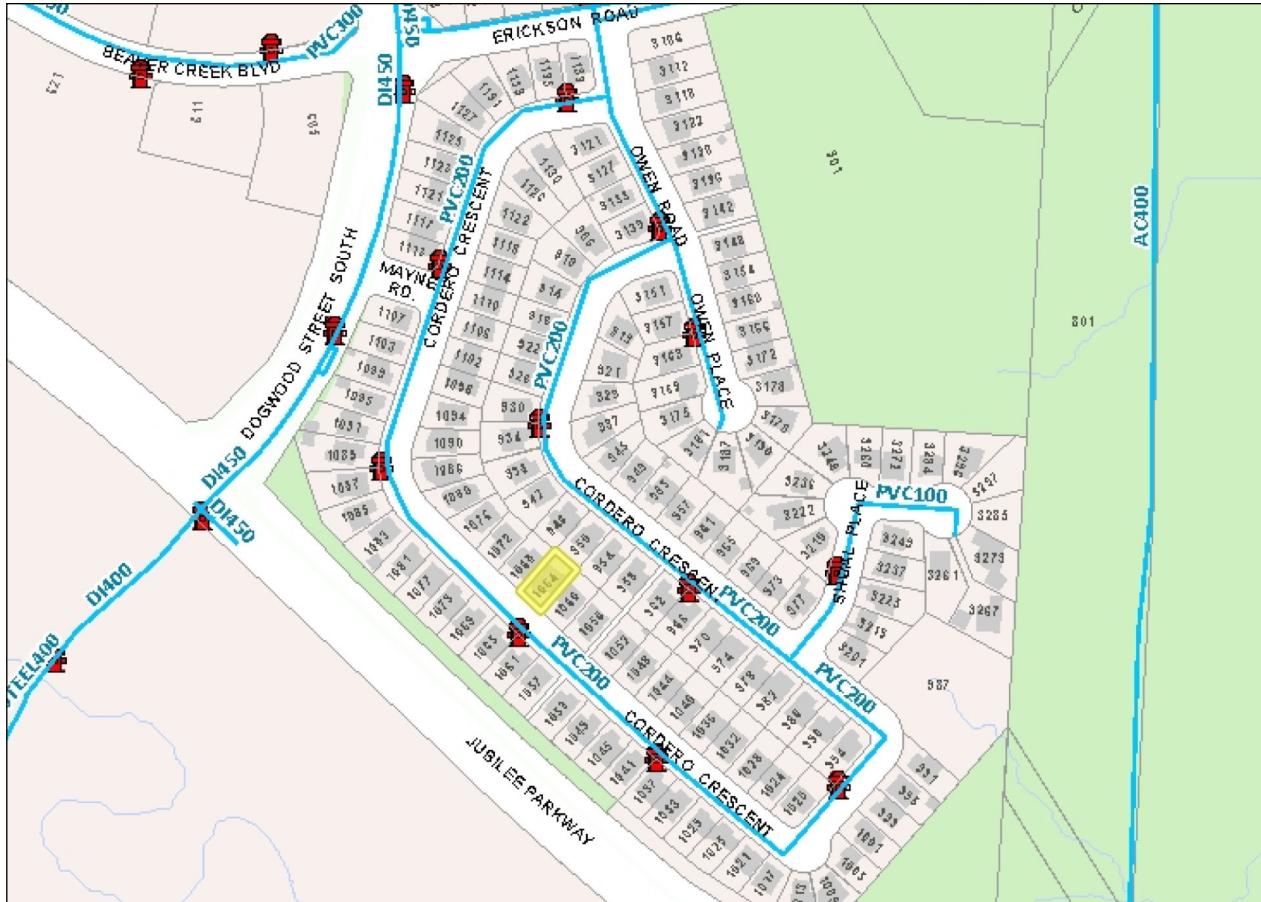


Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage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

Vancouver Island has one of the world's most diverse ecosystems: Rainforests, marshes, meadows, beaches, mountains, oceans, rivers and lakes create habitats for multitudes of wildlife species.







1064 Cordero Cres, Campbell River, BC

Main Floor Exterior Area 1618.62 sq ft
Excluded Area 500.22 sq ft



PREPARED: 2026/10/28

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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.

Bylaw 3970, 2024 – Rear yard amended – September 05, 2024**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:	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"

Bylaw 3970, 2024 – Renumbered, added i) of ii) – September 05, 2024

- 5.24.6** i) A zero (0.0m) metre side yard is permitted for attached units on "strata lots," or 1.5 metres minimum side yard to a "strata lot line" for end units or detached units. Further, for "strata lots," the front yards are minimum 1.5 metres, provided that parking requirements are met, and rear yards are minimum 5.0 metres.
- ii) 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

Bylaw 3970, 2024 – Struck and amended – September 05, 2024

5.24.7 Building Height:

If the Dwelling Unit is setback a minimum of 3.0m from the rear property line, the maximum height may be the lesser of 7.0m or 2 storey. If the Dwelling unit is setback a minimum of 5.0m from the rear property line, the maximum height may be the lesser of 10.0m 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.


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1064 Cordero Cres Campbell River BC V9H 0B7
MLS® No: **1053378** \$**769,000** **Active**



Welcoming rancher at the south end of town, ready for a family or couple to make their own! Open concept living space with cozy kitchen, living room and dining room overlooking the backyard. The large, angled island features a double sink, dishwasher, power outlet, and bar seating, in the same walnut finish wood as the kitchen cabinetry. A sliding door from the dining area leading out to a deck with stairs into the yard. The large primary bedroom offers a 3pc ensuite and walk in closet. Private den at front of home, laundry room, 4pc central bathroom. Attractive wood laminate throughout with tile in the kitchen, bathrooms and laundry room. 9ft ceilings, 4ft insulated and lit cement crawl space, heat pump. The home has been wired for security, including windows, doors and a shatter monitor in the ceiling. Updates include 2-year-old hot water tank, recent service on the heat pump and 8-year-old roof. Covered entryway with a covered porch beside the entry, fully fenced back yard.

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	14'3"x10'4"
Bedroom	Main	14'3"x10'1"
Bedroom - Primary	Main	14'1"x17'7"
Den	Main	12x11'2"
Dining Room	Main	12x11'10"
Ensuite	Main	3-Piece
Kitchen	Main	12x12'6"
Living Room	Main	10'11"x16"

MLS® No: **1053378** List Price: **\$769,000**
Status: **Active** Orig Price: **\$769,000**
Area: **Campbell River** Sub Area: **CR Willow Point**
DOM: **0** Sold Price:
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold**

Interior

Beds: 3	Baths: 2	Kitchens: 1	Fireplaces: 0	Storeys:
FinSqFt Total: 1,618	UnFin SqFt: 0	SqFt Total: 1,618	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 1	4+pc Ensuities: 0	Beds or Dens: 4	Laundry: In House
Layout: Rancher				
Heating: Heat Pump				
Intr Ftrs: Dining/Living Combo				
Appl Incl: Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer				
Cooling: None				

Exterior/Building

Built (Est): 2011	Front Faces: South	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation All, Other	Access: Road: Paved	Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use:			Bldg Style:
Exterior Ftrs: Balcony/Deck, Fencing: Full, Low Maintenance Yard			

Lot

Lot SqFt: 6,534	Lot Acres: 0.15	Dimensions:	Shape:	Water: Municipal
Park Type: Driveway, Garage Double	Park Spcs: 2	View:	Waterfront:	
Carport Spcs: 0	Garage Spcs: 2			
Sewer: Sewer Connected	Restrictions: Building Scheme, Easement/Right of Way	Services: Electricity Connected		
Lot Ftrs: Central Location, Southern Exposure				

Legal/Public Records

Assessed: \$763,000	Assess Yr: 2026	Taxes: \$6,349	Tax Year: 2026
PID: 027-776-468	Roll No: 06353.232	Zoning: R-I	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 17 Section 17 Township 1 Comox District Plan VIP86131			



Zoning: RI (City of Campbell River)

Taxes: \$6,349 (2026)

Longitude: 49° 57'N Latitude: 125° 13'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

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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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