

# Comfortable Rancher on Corner Lot



**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

**&**

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REALTOR®

**250-203-0664**

**185 Colorado Drive**  
*Campbell River, Vancouver Island*  
**\$685,000** Canadian



**bcoceanfront.com**





This 3 bedroom rancher sits on a level corner lot, with side access to the backyard and a large double driveway which provides lots of space for boats, RVs or other outdoor toys!



Located in the Ocean Grove neighborhood of Campbell River close to the south end of the Rotary Seawalk and with easy access to the main access routes in and out of town.

The open concept living room and dining room area at the front of the home leads to a bright kitchen at the back of the home, where a sliding door leads out to the fenced backyard. The kitchen features a gas range

with electric oven, and the sink looks out over the backyard with an attractive backsplash surround.

The primary bedroom suite has a three piece bathroom with a corner shower. A second bedroom is in the back corner of the home, while the third bedroom is accessed by French doors off the kitchen. In addition to the ensuite there is a three piece bathroom with tub in the home.







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**1215sqft home | 3 bedroom / 2 bathroom**

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There have been a number of recent upgrades to the home, including a new roof two years ago as well as a hot water on demand system and a new gas fireplace insert just last year.

The south-facing backyard currently has a ShelterLogic portable cover on a six inch cement pad for storage. There is also a small shed, and a storage container outside the sliding doors houses a gas bbq (plumbed) which is included.

There is a double garage with over height ceilings, high storage shelving and inside access to the home.

This is a great home for a small family, young couple starting out or those looking to downsize. With great yard access, recent updates, and a lots of parking space, this property is full of opportunity!







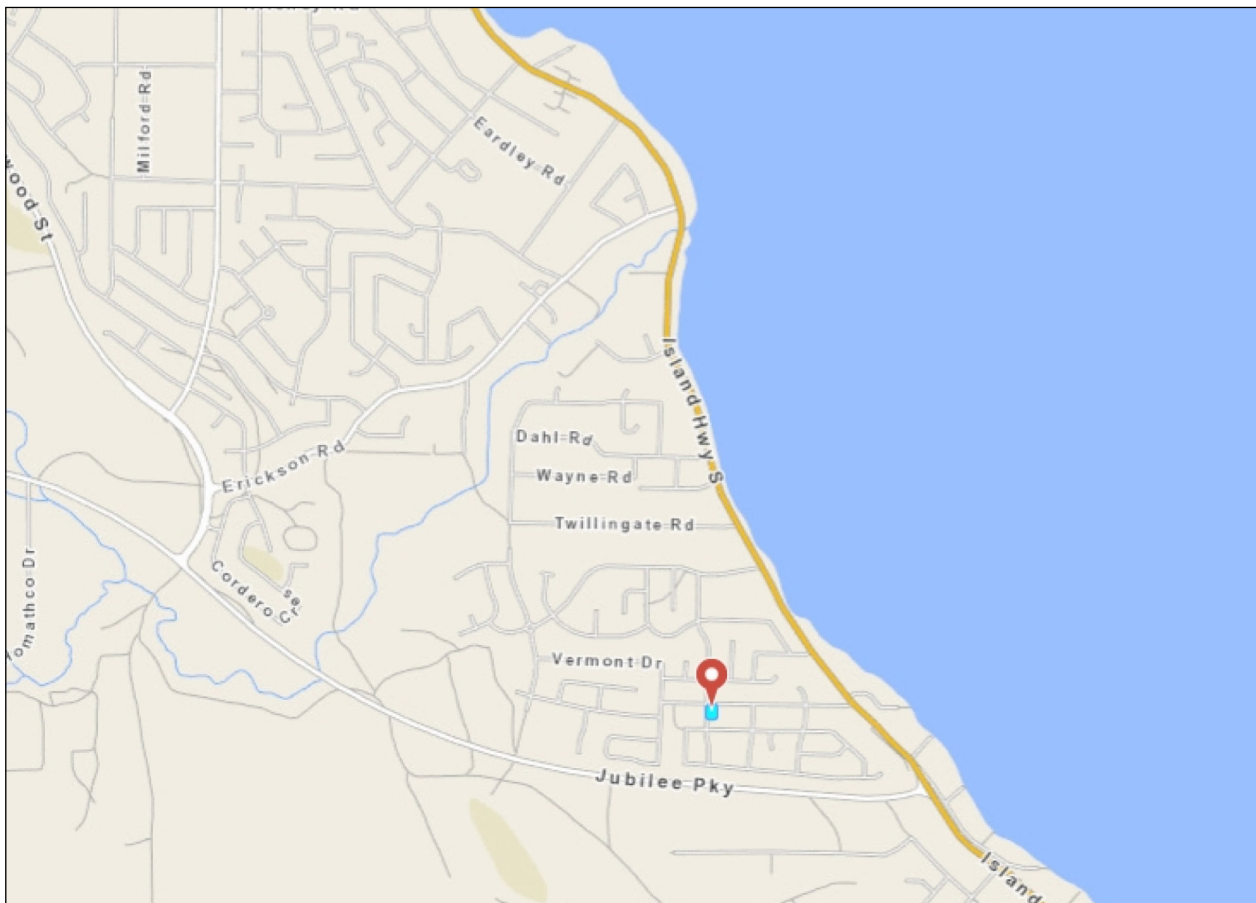
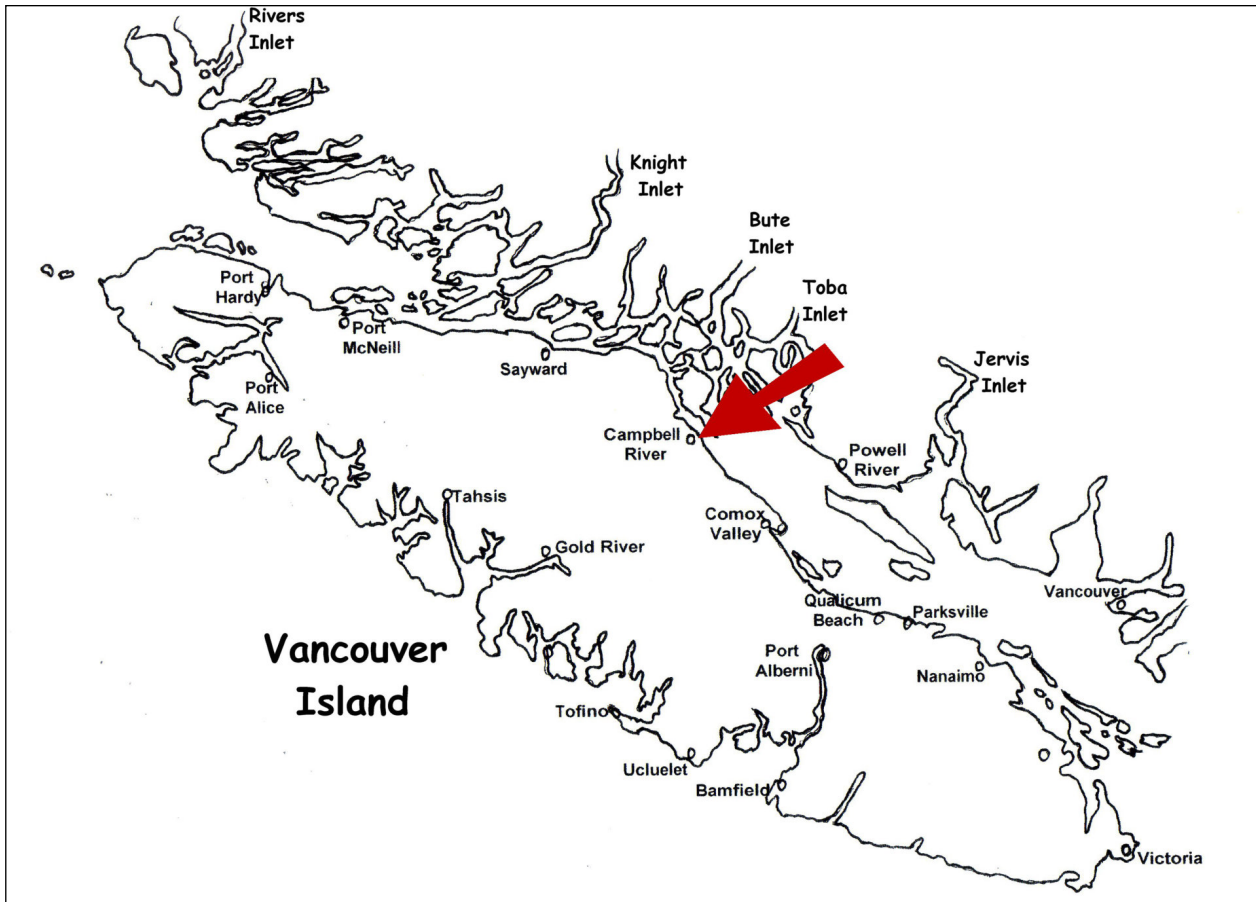
*double garage | RV parking | fully fenced backyard*

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.

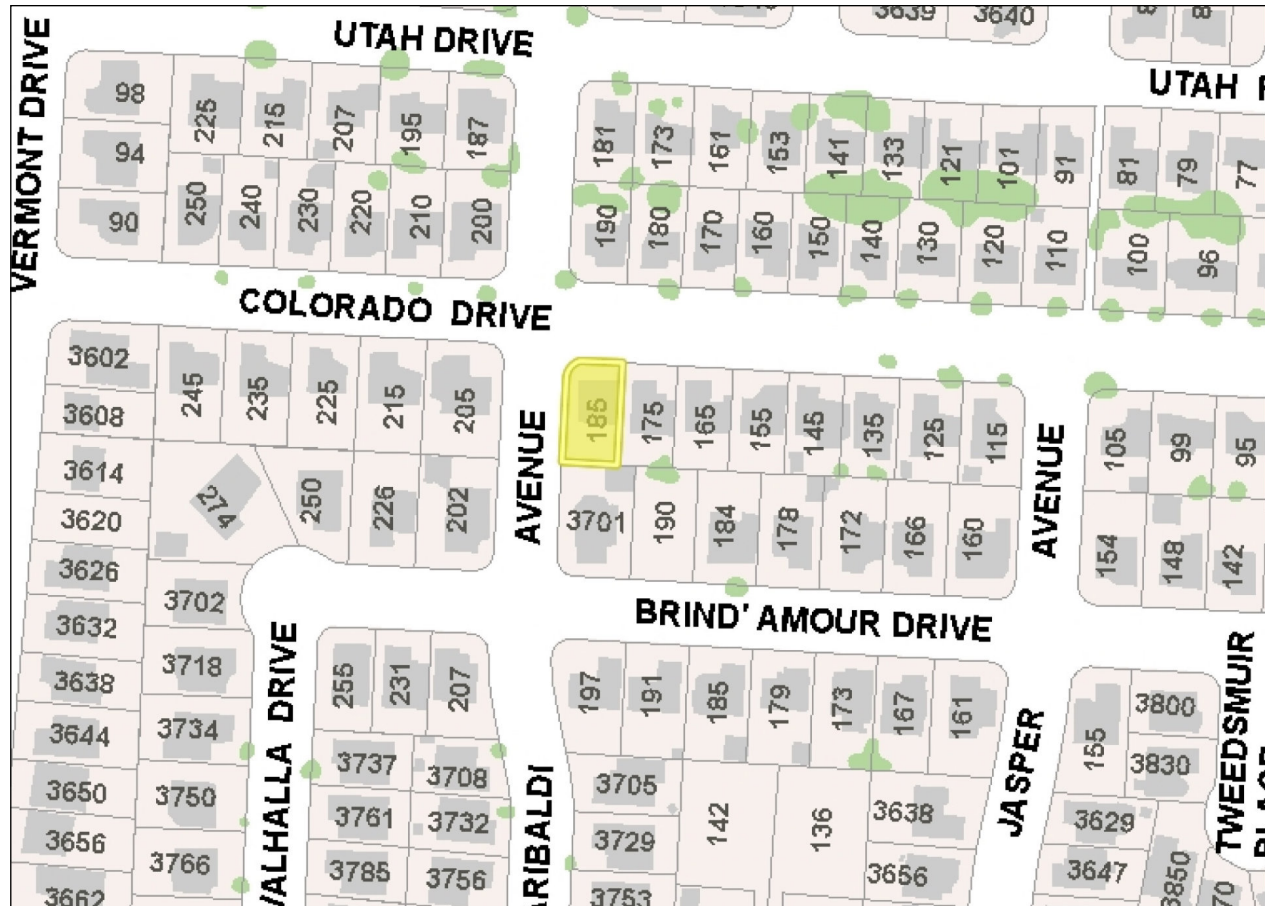


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**CITY OF CAMPBELL RIVER**  
**Zoning Bylaw 3250, 2006**

**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 m<sup>2</sup> and within the urban containment boundary.
- b) A maximum of four dwelling units are permitted on lots measuring more than 280 m<sup>2</sup> 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****Schedule "A"****Zoning Bylaw 3250, 2006*****Bylaw 3970, 2024 – Renumbered, added i) of ii) – September 05, 2024***

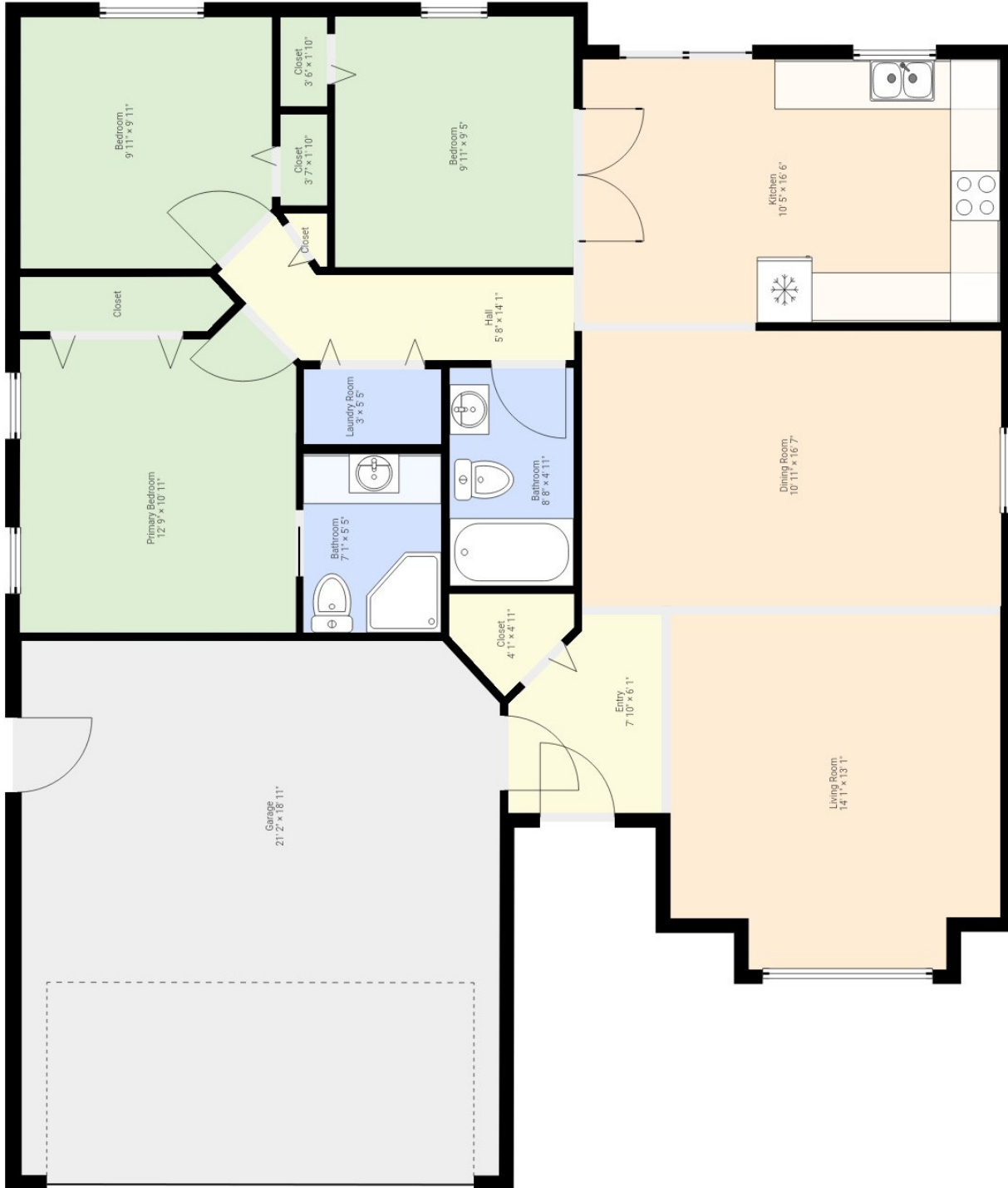
- 5.24.6** i) A zero (0.0m) metre side yard is permitted for attached units on "strata lots," or 1.5 metres minimum side yard to a "strata lot line" for end units or detached units. Further, for "strata lots," the front yards are minimum 1.5 metres, provided that parking requirements are met, and rear 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 6<sup>th</sup> 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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250-201-2226

### 185 Colorado Dr Campbell River BC V9H 1N2

MLS® No: **1026422** **\$685,000** **Active**



Comfortable 3 bedroom rancher on a level corner lot, with side access to the backyard and a large double driveway which provides lots of space for boats, RVs or other outdoor toys, south end of Campbell River. Open concept living room and dining room at the front of the home leading to a bright kitchen at the back of the home, where a sliding door opens out to the fenced backyard. There have been a number of recent upgrades to the home, including a new roof two years ago as well as a hot water on demand system and a new gas fireplace insert just last year. The south-facing backyard has a ShelterLogic portable cover on a six inch cement pad for storage. There is also a small shed, and a storage container outside the sliding doors houses a gas bbq (plumbed) which is included. The double garage has over height ceilings, high storage shelving and inside access to the home. This is a great home for a small family, young couple starting out or those looking to downsize.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	9'5"x9'11"
Bedroom	Main	9'5"x9'11"
Bedroom - Primary	Main	10'11"x12'9"
Dining Room	Main	16'6"x10'5"
Dining/Living Combo	Main	16'7"x10'11"
Ensuite	Main	3-Piece
Entrance	Main	6'1"x7'10"
Laundry	Main	5'5"x3
Living Room	Main	13'1"x14'1"

MLS® No: **1026422** List Price: **\$685,000**  
Status: **Active** Orig Price: **\$685,000**  
Area: **Campbell River** Sub Area: **CR Willow Point**  
DOM: **1** Sold Price:  
Sub Type: **Single Family Detached**  
Pend Date: Title: **Freehold**

#### Interior

Beds: **3** Baths: **2** Kitchens: **0** Fireplaces: **1** Storeys:  
FinSqFt Total: **1,215** UnFin SqFt: **0** SqFt Total: **1,215** Basement: **No** Addl Accom: **None**  
2pc Ensuities: **0** 3pc Ensuities: **1** 4+pc Ensuities: **0** Beds or Dens: **3** Laundry: **In Unit**  
Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D, Microwave, Oven/Range Gas**  
Heating: **Electric, Natural Gas** Cooling: **None**  
Intr Ftrs: **Breakfast Nook, Ceiling Fan(s), Dining Room**

#### Exterior/Building

Built (Est): **2003** Front Faces: **North** Storeys:  
Construction: **Frame Wood, Vinyl Siding** Foundation: **Poured Concrete** Bldg Warranty:  
Lgl NC Use: Access: **Road: Paved** Roof: **Fibreglass Shingle**  
Exterior Ftrs: **Balcony/Patio, Fenced, Low Maintenance Yard** Bldg Style:

#### Lot

Lot SqFt: **6,098** Lot Acres: **0.14** Dimensions:  
Park Type: **Driveway, Garage Double** Park Spcs: **2** View: Shape:  
Carport Spcs: **0** Garage Spcs: **2** Waterfront: Water: **Municipal**  
Sewer: **Sewer Connected** Restrictions:  
Lot Ftrs: **Corner, Level, Southern Exposure** Services: **Cable Connected, Electricity Connected, Garbage, Natural Gas Connected**

#### Legal/Public Records

Assessed: **\$634,000** Assess Yr: **2026** Taxes: **\$5,343** Tax Year: **2025**  
PID: **025-442-490** Roll No: **06352.372** Zoning: **R-1** Zone Desc: **Residential**  
Plan Number: Lot: Block: District Lot: Land District:  
Legal Description: **Lot 7, Section 16, Township 1, Comox District Plan VIP73955**





## *The BC Oceanfront Real Estate Team*

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Zoning: RI (City of Campbell River)

Taxes: \$5,343 (2025)

Longitude: 49° 57'N   Latitude: 125° 12'W

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ROYAL LEPAGE Advance Realty  
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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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