

Legacy Estates Family Home



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373 Legacy Drive
Campbell River, Vancouver Island
\$897,000 Canadian



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ROYAL LEPAGE®
Advance Realty Ltd.

Easy living 3 bedroom family home with double garage and fully fenced back yard, in the Legacy Estates neighbourhood of Campbell River. Lots of appealing touches and great space for a family.

With a wide driveway, landscaped front yard and level, fenced backyard this property is perfect for outdoor living. Legacy Estates is a popular residential neighbourhood in Campbell River, with great access to town as well as green spaces.

The 1950sqft 2 story home features open living space on the main floor. The living room welcomes with vaulted ceilings and a gas fireplace, and large windows



looking out over the back yard. The corner kitchen looks over both the living room and the dining room, with an angled island defining the space. The kitchen is perfect for cooking and entertaining, with a double sink in the island, premium appliances, stone countertops and lots of cabinetry. The dining room is adjacent to the kitchen and provides access to the backyard deck.





1905sqft home | 3 bedroom plus den

At the front of the home is a separate den, perfect for a home office, media room or additional guest bedroom. Also on this floor is a 2 piece bathroom, laundry room and several storage closets.

Stairs lead to the upper level where there are three bedrooms. The primary bedroom offers a calm space to get away, with windows overlooking the backyard and an ensuite bathroom with soaker tub, double vanity and a separate toilet and shower room, along with a large closet. The other two bedrooms are nicely sized and there is also a three piece bathroom on this floor.

The covered backyard deck has a gas BBQ hookup and stairs leading to a composite deck with a gazebo, and a dedicated firepit—creating a private outdoor retreat with ample green space and garden areas. Power has already been run to the backyard, making it hot tub-ready.





double garage | RV parking | irrigation system

The 580sqft two car garage can be accessed from the back yard, driveway and the home. As a bonus there is a flexible space in the garage that could be used as an exercise area, office or workshop.

There is RV parking along the side of the home, and a full property irrigation system.

This home offers an excellent combination of comfort, space and outdoor living in a desirable neighbourhood!

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



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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.

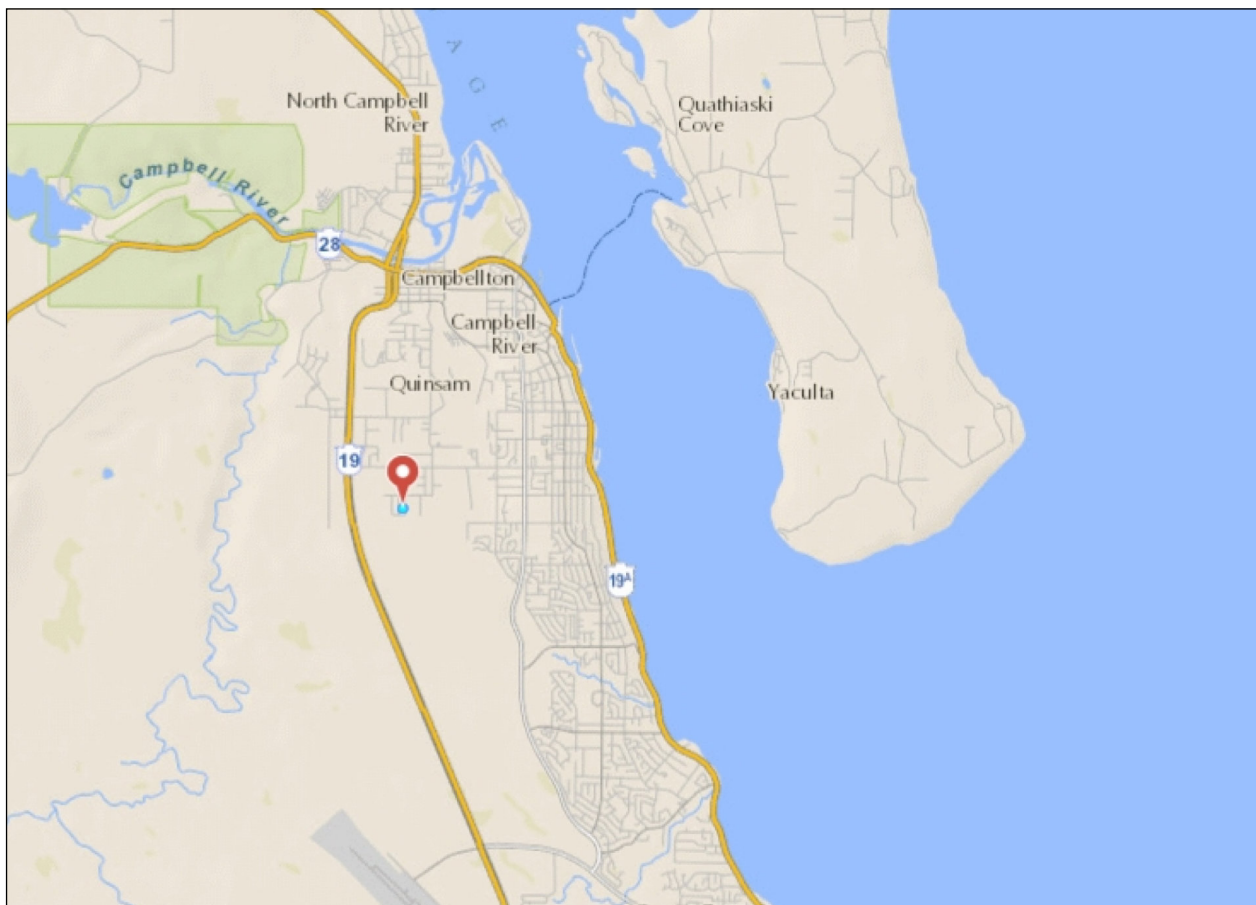
One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its

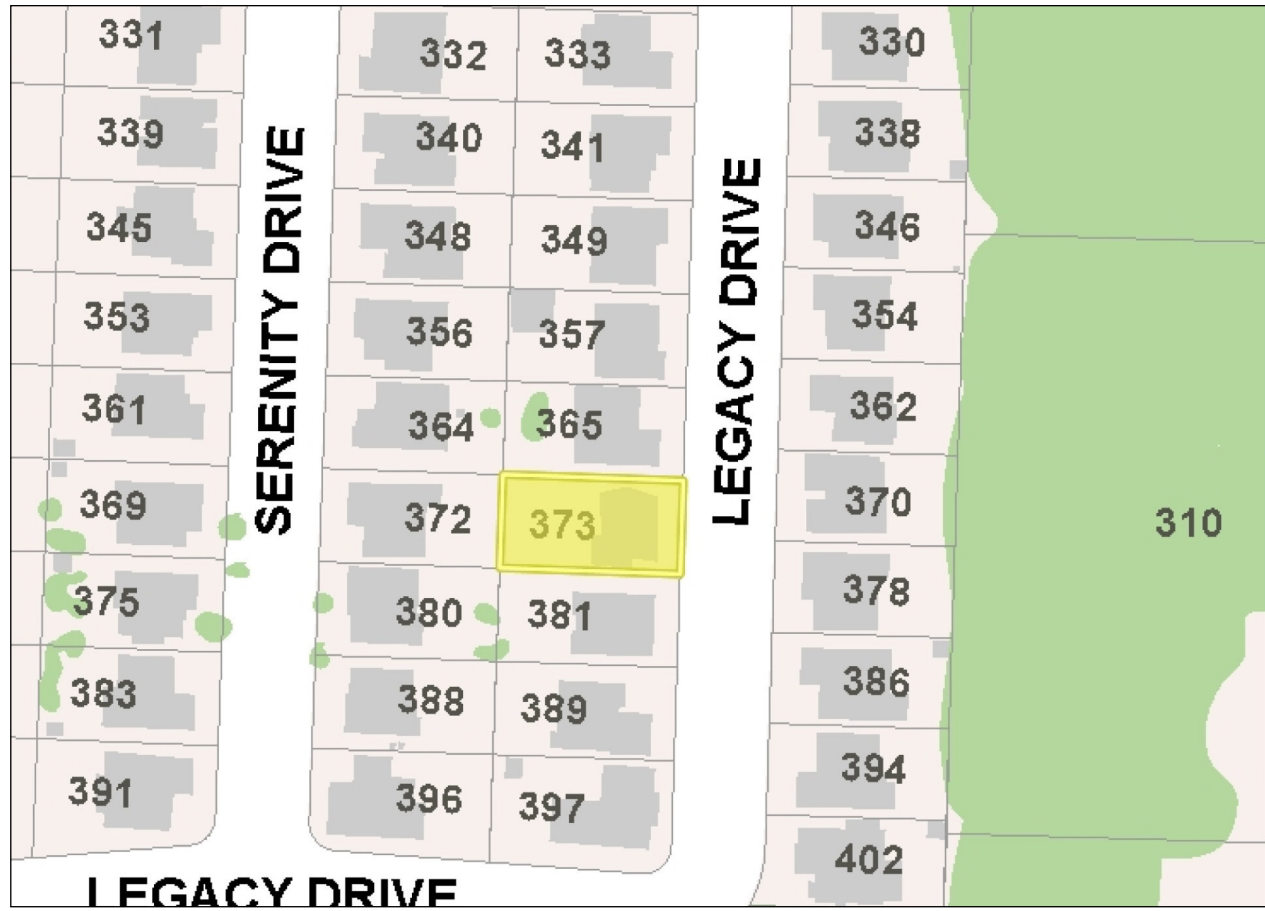
ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage is unmatched. From world-class golf and ocean diving to skiing, kayaking, hiking and mountain biking, visitors marvel at the variety of outdoor activities this region has to offer, all with Campbell River as a comfortable 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.









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.

373 Legacy Drive, Campbell River, BC

Main Floor

Exterior Area 1001.88 sq ft

Excluded Area 646.31 sq ft

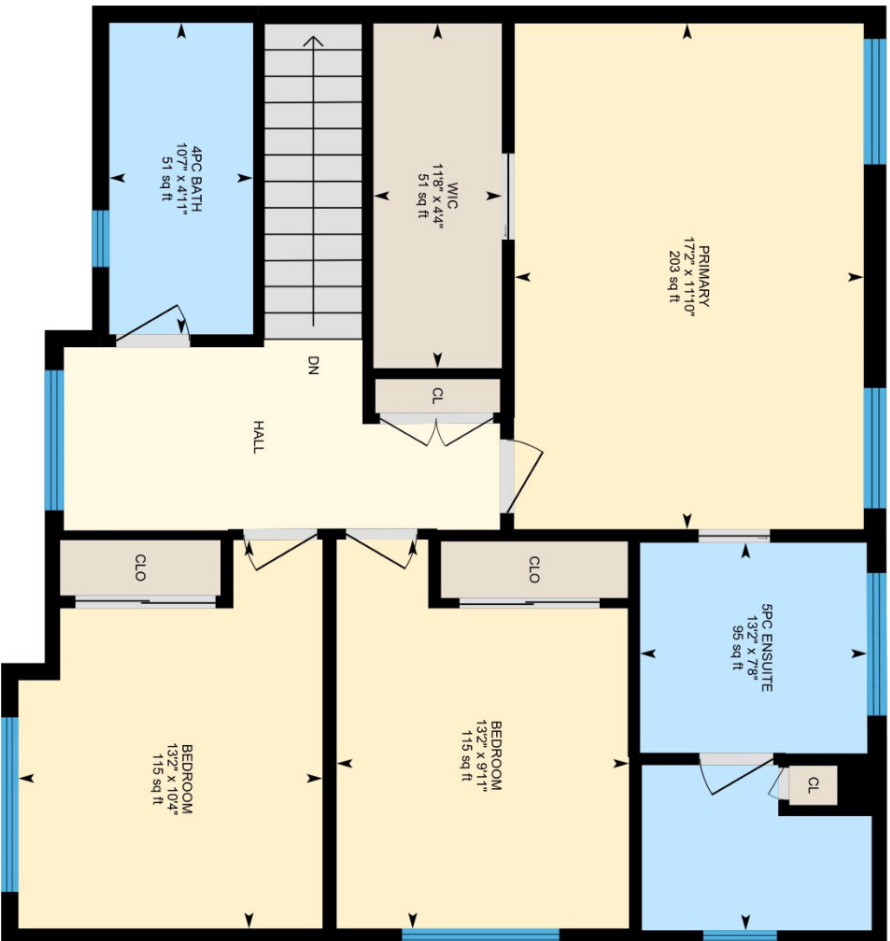


PREPARED: 2026/02/13

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

373 Legacy Drive, Campbell River, BC

Upper Floor Exterior Area 903.03 sq ft



PREPARED: 2026/02/13

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373 Legacy Dr Campbell River BC V9W 0A6

MLS® No: **1026152** **\$897,000** **Active**



Enjoy comfortable living in this well-designed family home in the Legacy Estates neighbourhood. The main floor features an open concept living area with vaulted ceilings, a gas fireplace, and large windows overlooking the fully fenced back yard. The updated corner kitchen includes stone countertops, premium appliances, and a large, angled island. The dining area opens to a covered backyard deck with a gas BBQ hookup, a composite deck with a gazebo, and a dedicated firepit. Upstairs, the primary bedroom offers a calm space to retreat, with windows overlooking the backyard and an ensuite bathroom with soaker tub, double vanity and a separate toilet and shower room, along with a very large closet. The 580sqft two-car garage provides an additional flexible space for a home gym, office or workshop. Additional highlights include a wide driveway, RV parking along the side of the home, landscaped front yard and full property irrigation system.

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Dining Room	Main	12'6"x14'1"
Entrance	Main	6'1"x11
Garage (Unfin)	Main	19'11"x37'7"
Kitchen	Main	10'3"x12'10"
Laundry	Main	6'3"x7'3"
Living Room	Main	16x14'8"
Office	Main	10'5"x12'10"
Pantry (Finished)	Main	4'5"x4'1"
Bathroom	Second	4-Piece
Bedroom	Second	13'2"x10'4"
Bedroom	Second	13'2"x9'11"
Bedroom - Primary	Second	17'2"x10'10"
Ensuite	Second	5-Piece
Walk-in Closet	Second	11'8"x4'4"

MLS® No: **1026152**
Status: **Active**
Area: **Campbell River**

List Price: **\$897,000**
Orig Price: **\$897,000**
Sub Area: **CR Campbell River Central**

DOM: **0**
Sub Type: **Single Family Detached**
Pend Date: **Title: Freehold**

Interior

Beds: 3	Baths: 3	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,905	UnFin SqFt: 0	SqFt Total: 1,905	Basement: No	Addl Accom: None
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 3	Laundry: In House
Layout: Main Level Entry with Upper Level(s)				
Heating: Electric, Forced Air, Heat Pump, Natural Gas				
Intr Ftrs: Dining/Living Combo, Soaker Tub, Vaulted Ceiling(s)				
Cooling: HVAC				
Appl Incl: Dishwasher, F/S/W/D, Microwave				

Exterior/Building

Built (Est): 2013	Front Faces: East	Storeys:	Bldg Warranty:
Construction: Cement Fibre, Frame Wood, Insulation All	Foundation: Poured Concrete, Slab	Roof: Asphalt Shingle	
Lgl NC Use:	Access: Road: Paved	Bldg Style:	
Exterior Ftrs: Fencing: Full, Garden, Low Maintenance Yard			

Lot

Lot SqFt: 8,276	Lot Acres: 0.19	Dimensions:	Shape:	
Park Type: Driveway, Garage Double	Park Spcs: 2	View:	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 2	Services: Cable Available, Electricity Available, Electricity Connected, Garbage, Natural Gas Connected		
Sewer: Sewer Connected	Restrictions:			
Lot Ftrs: Central Location, Quiet Area, Recreation Nearby				

Legal/Public Records

Assessed: \$897,000	Assess Yr: 2026	Taxes: \$6,842	Tax Year: 2024
PID: 027-332-951	Roll No: 03815.590	Zoning: RI	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 18, DL 75, Sayward District Plan VIP84168			



The BC Oceanfront Real Estate Team



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Zoning: RI (City of Campbell River)

Taxes: \$6,842 (2025)

Longitude: 50° 0'N Latitude: 125° 16'W

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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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