

Cute A-Frame Cottage with Large, Accessible Lakefront Beach



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40800 Gold River Hwy
Upper Campbell Lake, Vancouver Island
\$795,000 Canadian



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This cottage is turn-key ready for a family today!

With walk on beachfront and a welcoming cabin, this is a nicely treed .38 acre lakefront property in a popular vacation residence area. Just 35 minutes from Campbell River, Upper Campbell Lake borders Strathcona Park as well as the highway and connects Buttle Lake and Lower Campbell Lake, creating a very large system of waterways to explore. The lake is a popular destination for swimming, boating, fishing and summer residences – all located in a stunningly beautiful region of Vancouver Island, with Strathcona Provincial Park on the doorstep.



The cabin enjoys sunny, western exposure with fabulous sunsets and direct views of the Elk River delta across the lake. The lake has great fishing, kayaking, boating and windsurfing, and the area has lots of trails for hiking, logging roads for off road activities, as well as access to other little lakes in the region to explore. Close to the public access where there is a small boat launch.



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791sqft cabin | one bedroom +loft | recent renovations and updates

The driveway is direct off the highway and leads to ample parking space for residents and guests. Tall trees surround the upper level and cabin but have been cleared from the front of the property, allowing for open views across the lake and creating good privacy for the home. The level front yard and the open beachfront are perfect for large gatherings, outdoor games, etc. This is a very user-friendly beach access property, unlike some Upper Campbell Lake properties.

This acorn-style a-frame is ready to enjoy! Within 791sqft it offers one bedroom, a newly renovated kitchen, open living space and a 3 piece bathroom as well as a bedroom loft. This cabin can easily sleep 6 with the pullout couch in the living room. Warmed by a WETT-certified wood stove backed by a metal feature wall, the high wooden ceilings, cork floors and lakeside windows make this the quintessential lakeside cabin in the trees.





approx. 137ft of lakefront | 0.38 acres | large anchored lake float

The cozy central living space includes the kitchen and dining area. The kitchen is at the back of the home, with bright cabinetry, white appliances and windows overlooking the trees. The curved high ceilings of the living room carry the wood paneling of the walls up to the peak, and are enhanced by a sliding door out to the deck as well as a large picture window in the upper wall overlooking the lake. A unique deer antler chandelier adds to the charm. The warm wood and tasteful design add to the cozy cabin feel. The woodstove with its metal wall nicely separates the kitchen and living spaces with the hall leading down the other side.

The hall leads to a bathroom, with the toilet separated from the sink and shower with a door. The loft space stairs are at the side of the kitchen, and the loft, in the same warm wood finishing, overlooks the living space. Currently set up as a King bed are two singles that could be rearranged into two beds.



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The main bedroom is accessed by a door off the kitchen. This is a bright, comfortable space, with white wood panel walls and a sloped roof. A second sliding door leads from the bedroom to the full-width front deck.

The deck is accessible from both sides of the home as well as from the sliding doors from the living room and main bedroom. It overlooks the lake and is a perfect space for barbeques, evenings outside and as an extended living space for the home. It also provides access to a large storage room just behind the main bedroom.



The current owners have done a number of upgrades and renovations, including: new fridge and stove, new living room furniture, new hot water tank in the bathroom, and an extended driveway from the upper portion of the property directly to the cabin area. A 12ft sliding door was planned for the front of the home overlooking the lake, and the door is waiting on property for a new owner to install if they wish.





An outdoor shower with on-demand hot water, an excellent addition for summer swimming and extra guests, is attached to the outside of the GenSet trailer beside the home. This trailer houses the 3600W generator, 4 battery Inseries and 1000W inverter. There are two 100lb propane tanks connected to the cabin at the back by the kitchen. Domestic water is drawn from the lake and stored in a reservoir then gravity fed to the cabin.

From the cabin an easy trail and wooden stairs lead to a large lakefront deck above the beach, with stairs leading on to the spacious beachfront. Anchored out front is a large floating 8x40ft platform.

Everything in the home and on property is included in the sale, including furnishings and sundry items, equipment and tools. The wicker furniture in the living room is new, and was chosen to complement the home. This property is absolutely turn-key ready!





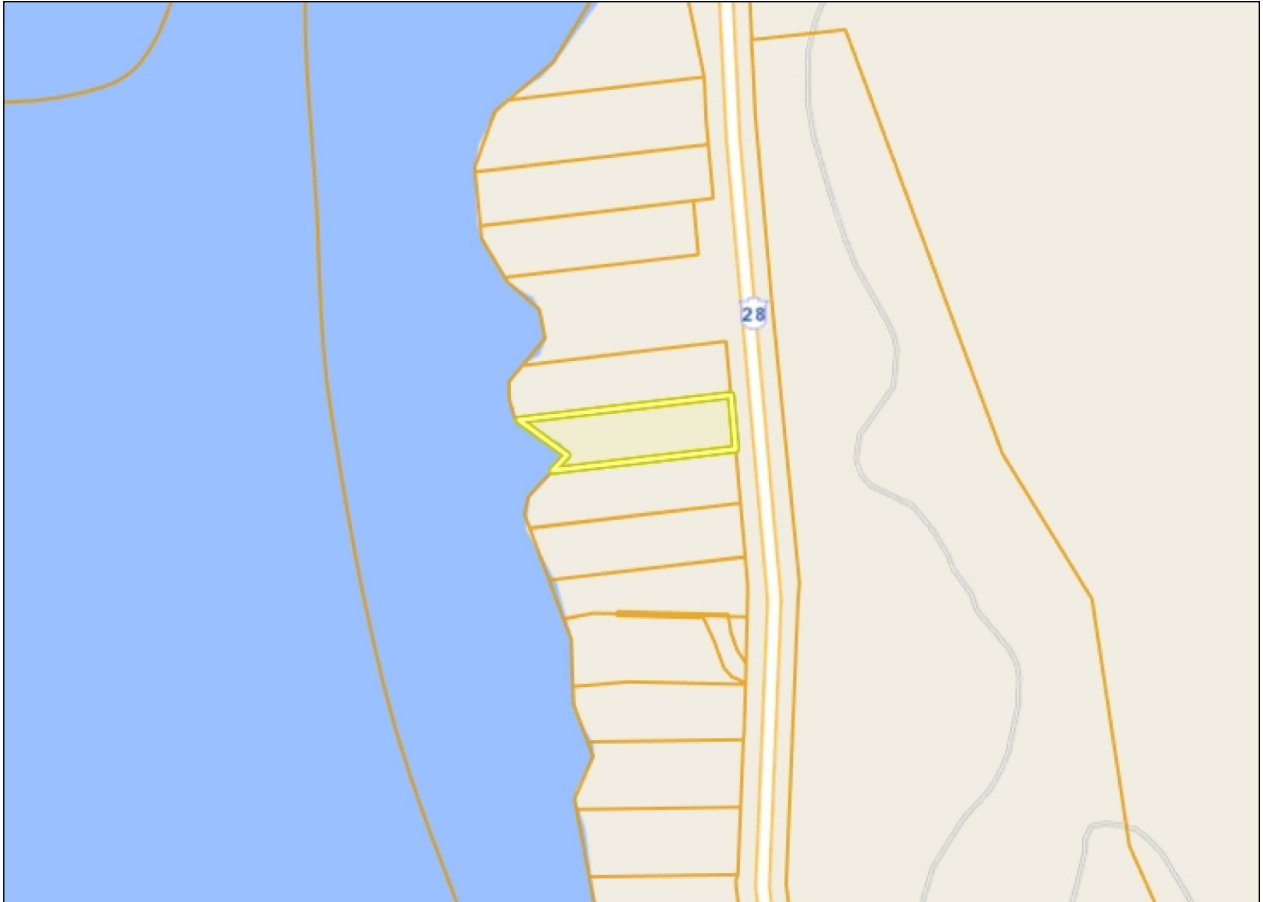
The number of privately owned lakefront properties on Upper Campbell Lake is limited and as a result the opportunity seldom comes available to acquire one of these beautiful properties.

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 hospital, colleges, rec centres, museums, major shopping anchors and a wide variety of smaller shops and restaurants.







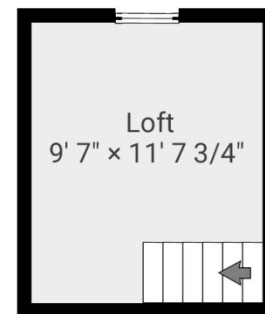
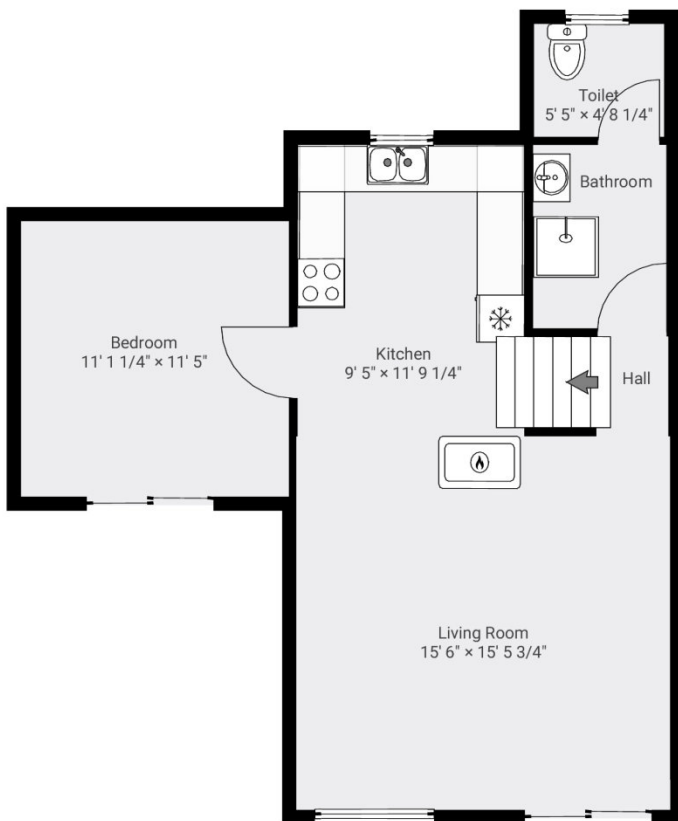


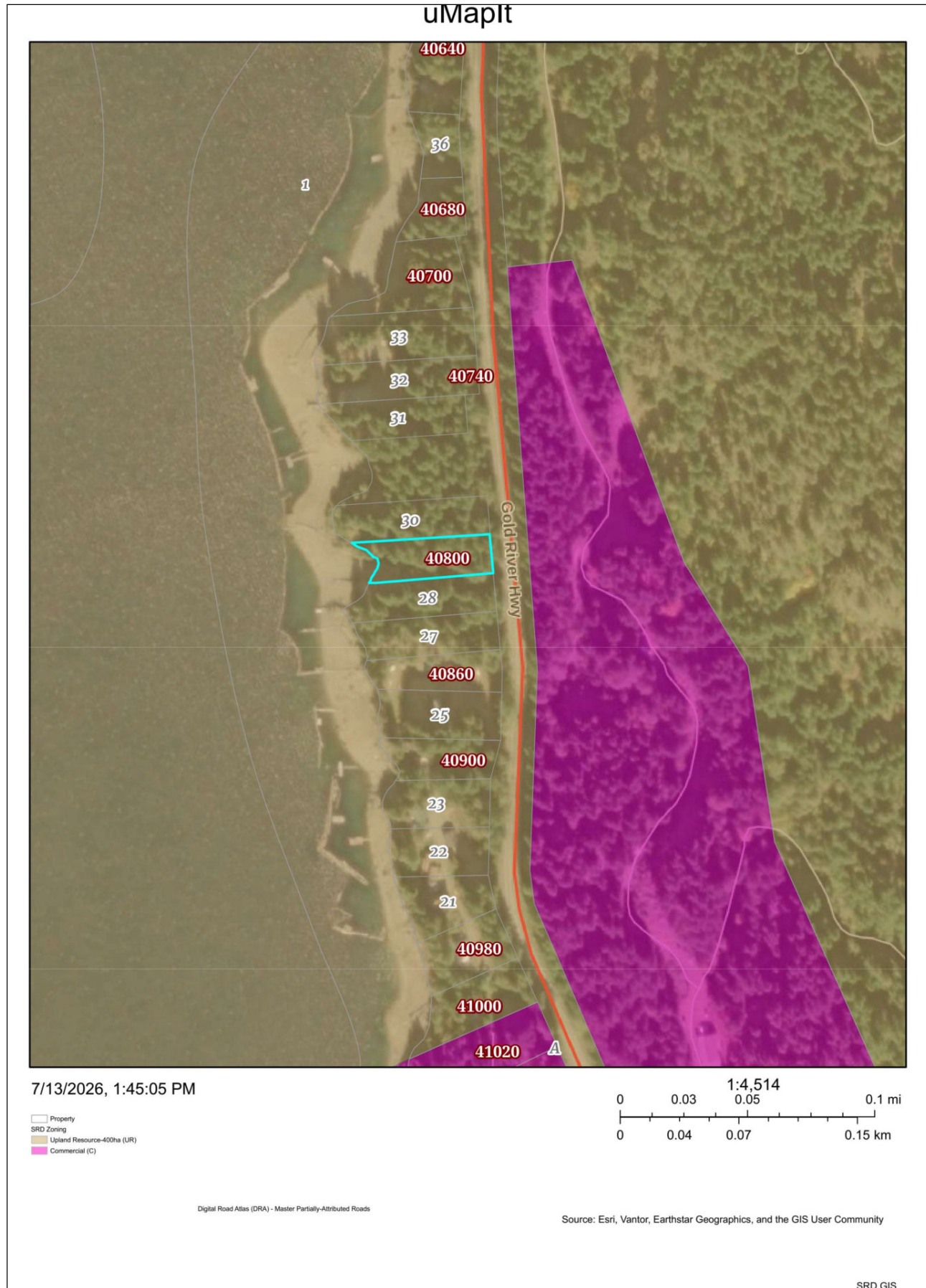
▼ Ground Floor

TOTAL AREA: 653.47 sq ft • LIVING AREA:
653.47 sq ft

▼ 1st Floor

TOTAL AREA: 137.67 sq ft • LIVING AREA:
137.67 sq ft





4.6.18

RDCS
1755

**UPLAND RESOURCE
(UR)**

i) **PERMITTED PRINCIPAL USE**

- 1) One single family dwelling;
- 2) Forestry;
- 3) Agricultural Use;
- 4) Low Impact Recreation;
- 5) Fish hatcheries and enhancement facilities;
- 6) Public Utility Use;
- 7) Park Use;
- 8) Explosives sales, storage, manufacturing and distribution pursuant to the *Explosives Act*; and
- 9) Firearm ranges

ii) **PERMITTED ACCESSORY USES**

- 1) Accessory structures and buildings; and
- 2) Wood processing in conjunction with forestry and agricultural use.

iii) **PERMITTED DENSITY**

- 1) One (1) single family dwelling is permitted on a lot.
- 2) On any lot or portion of any lot included in the Agricultural Land Reserve residential use shall be as permitted by the BC Agricultural Land Commission.

iv) **SITING OF STRUCTURES**

- a) **Except where otherwise specified in this bylaw, no building or structure shall be located within:**

- 1) 4.5 metres (14.76 feet) of a front lot line;
- 2) 1.75 metres (5.74 feet) of a side lot line; and
- 3) 7.5 metres (24.6 feet) of a rear lot line.

- b) Other specifications as required in Section 4.5 "GENERAL REGULATIONS":
Where siting is proposed adjacent to a stream refer to Section 4.5.5 "Stream Setbacks".

SRD
84

v) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 35% of the total lot area to a maximum of 1,000 square metres (10,764.26 square feet).

vi) **SUBDIVISION REQUIREMENTS**

- a) The minimum lot size for subdivision shall be as follows:
 - i) 40.0 hectares (98.8 acres) for the area east of the most westerly boundary of the BC Hydro transmission right-of-way Plans 508, 509, 914, 917 and 918;
 - ii) 40.0 hectares (98.8 acres) for the area within 1.0 kilometre (0.6 miles) west of the most westerly boundary of the said right-of-ways, with measurement made perpendicular to the said right-of-ways boundary, except as modified in Clause iv);
 - iii) 400 hectares (988.4 acres) for the area more than 1.0 kilometre (0.6 miles) west of the most westerly boundary of the said right-of-ways, with measurement made perpendicular to the said right-of-ways boundary, except as modified in Clause iv);
 - iv) Notwithstanding the above, where a parcel is subject to both the 40.0 and 400.0 hectare minimum lot size, the minimum lot size which applies to the greatest portion of the parcel shall be the minimum lot size for subdivision. Where a parcel is divided into portions of equal area by a line one kilometer west of the most westerly boundary of the said rights-of-way, with measurement made perpendicular to the said right-of-ways boundary, the minimum lot size in respect of the entire parcel shall be 40 hectares.
- b) The minimum road frontage of lots created by subdivision shall be 100 metres (328.1 feet).


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40800 Gold River Hwy Campbell River BC V9W 5C5

MLS® No: **1043839** **\$795,000** **Active**



Turn-key ready lakefront property, with walk on beachfront. The acorn-style a-frame cabin offers one bedroom, a newly renovated kitchen, open living space and a 3 piece bathroom as well as a bedroom loft - this is the quintessential lakeside cabin in the trees that can sleep 6 (using pull out couch in living room). The full-width front deck offers western exposure for fabulous sunsets and unobstructed lake views. Recent upgrades and renovations include: GenSet trailer, new fridge and stove in newly renovated kitchen, new living room furniture, new hot water tank, outdoor hot shower, and an extended driveway directly to the cabin area. Efficient septic, water and power systems in place. Large lakefront deck above the beach, with stairs down to the spacious beachfront. Anchored out front is a large floating 8x40ft platform. Everything in the home and on property is included in the sale, including furnishings and sundry items, equipment and tools.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	11'1"x11'5"
Kitchen	Main	9'5"x11'9"
Living Room	Main	15'6"x15'5"
Loft	Second	9'7"x11'7"

MLS® No: **1043839** List Price: **\$795,000**
Status: **Active** Orig Price: **\$795,000**
Area: **Campbell River** Sub Area: **CR Campbell River West**
DOM: **1** Sold Price:
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold**

Interior

Beds: 1	Baths: 1	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 791	UnFin SqFt: 0	SqFt Total: 791	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 1	Laundry: None
Layout: Main Level Entry with Upper Level(s)				
Heating: Propane, Wood				
Intr Ftrs:				

Exterior/Building

Built (Est): 1973	Front Faces: West	Storeys:	Bldg Warranty:
Construction: Frame Wood, Shingle-Wood, Wood	Access: Road: Paved	Foundation: Pillar/Post/Pier	Roof: Metal, Wood
Lgl NC Use:			Bldg Style: Cottage/Cabin
Exterior Ftrs: Low Maintenance Yard, Water Feature			

Lot

Lot SqFt: 16,988	Lot Acres: 0.39	Dimensions:	Shape:	Water: Cistern, Other
Park Type: Driveway	Park Spcs: 4	View: Mountain(s), Lake	Waterfront: Lake	
Carport Spcs: 0	Garage Spcs: 0	Services:		
Sewer: Septic System	Restrictions: Building Scheme, Restrictive Covenants			

Lot Ftrs: **Dock/Moorage, Recreation Nearby, Rural Setting, Southern Exposure, Walk on Waterfront**

Legal/Public Records

Assessed: \$735,300	Assess Yr: 2026	Taxes: \$3,175	Tax Year: 2025
PID: 001-093-878	Roll No: 5052000	Zoning: Upland Resource	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 29, Block 846, Comox District, Plan 13787			

The BC Oceanfront Real Estate Team



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Aren Knudsen

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Zoning: UR
(Strathcona Regional District)

Taxes: \$3,175 (2025)

Longitude: 49° 53'N Latitude: 125° 39'W

www.bcoceanfront.com

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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