

Oceanfront Home in Desirable Neighbourhood



SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

AREN KNUDSEN

REALTOR®

250-203-0664

ED HANDJA

Personal Real Estate Corporation

250-287-0011

4255 Discovery Drive
Campbell River, Vancouver Island
\$1,695,000 Canadian



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Nestled among the oceanfront homes on Discovery Drive in the Painter-Barclay neighbourhood of Campbell River, this .8 acre property provides great privacy in a desirable and quiet semi-rural neighbourhood just seven minutes north of downtown Campbell River.

With sweeping views across Discovery Passage to Quadra Island, this panhandle lot offers approx. 102ft of high bank oceanfront with access to the beach below. The property is enhanced with expansive lawns and a large privacy hedge on both sides, plus it is fully fenced including along the oceanside bank, where a gate provides access to the path to the shoreline below, which offers a mix of sandy to small gravel beach area.



The driveway is gated where the property widens, and there is a large, paved parking area to the left, perfect for all the toys - boats, RVs, trailers - or ample guest parking. A small shed sits at the corner. The driveway continues down the side of the property to the front of the home, where there is additional paved parking as well as a carport at the side of the house. A workshop/storage shed with power, windows and siding to match the home sits at the edge of this



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2809sqft oceanfront home | 3 bed/3 bath | 0.8 acres

parking area. Expansive lawn sits between the two paved areas. The property has underground sprinklers.

The 2809sqft home features a main floor entrance with a walk-out basement. The cement entryway creates a small patio beside the carport that could be used as a seating area. The main floor offers two bedrooms, open living and dining space, kitchen with breakfast nook, two bathrooms and a laundry room which provides access to the carport.

In 2009 the main floor was completely renovated by local builder Steve Hargraves. This included the kitchen, flooring, all windows, upgraded 200amp electrical service, new heat pump (heating and cooling) and the oceanfront deck. The home has recently had both the interior and exterior painted.

Picture windows line the oceanside of the home, providing amazing views from the common living areas. A sliding door off the dining room and a door off the breakfast nook give access to the large oceanside vinyl deck with glass railings and stairs





102ft highbank oceanfront | large paved parking areas | underground sprinklers

down to backyard. Perfect for entertaining and for evenings sitting and watching the cruise ships make their way through Discovery Pass. The corner kitchen has a large island with a double sink and bar seating. An attractive backsplash and flat cooktop on the main counters create a modern feel. The breakfast nook has bay windows, and is a great spot to start the day as you watch the activity on the ocean out front.

A stone hearth and electric fireplace in the carpeted living room create a cozy space for relaxing, while the rest of the common areas benefit from heated tile floors. The laundry room is nicely set up with a sink, counter space and cabinetry, with immediate access to the backdoor and carport parking.

Downstairs there is a large family room with a stone hearth and sliding doors that lead to a patio area underneath the deck and out to the backyard. An additional bedroom is also downstairs, along with a rec room and storage space.



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heated tile flooring | electric fireplace | heat pump (heating and cooling)

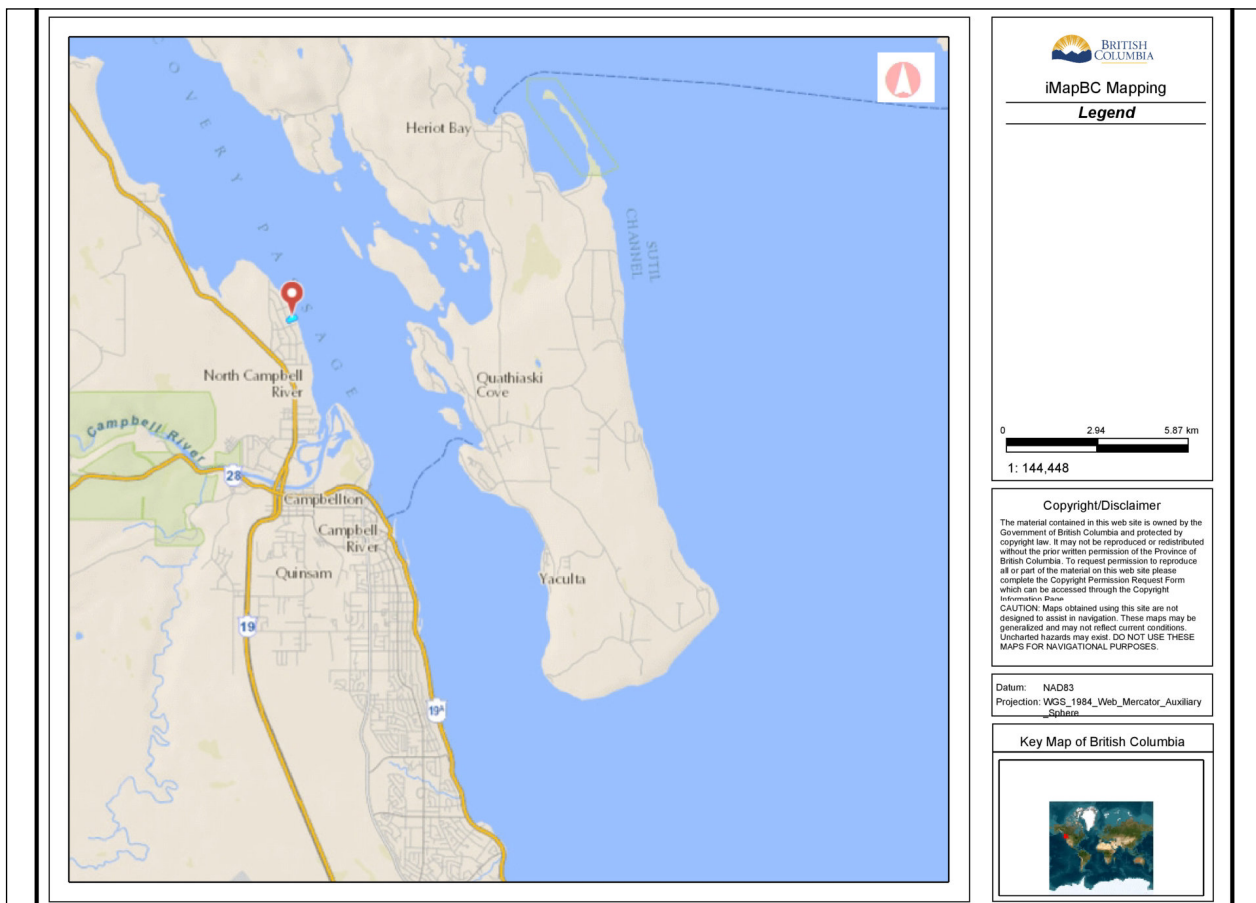
The residential infill zoning on the property allows for a variety of development potential. Options such as the addition of a shop and carriage house or an additional residence could be explored. There is lots of space here to make this your forever oceanfront estate!

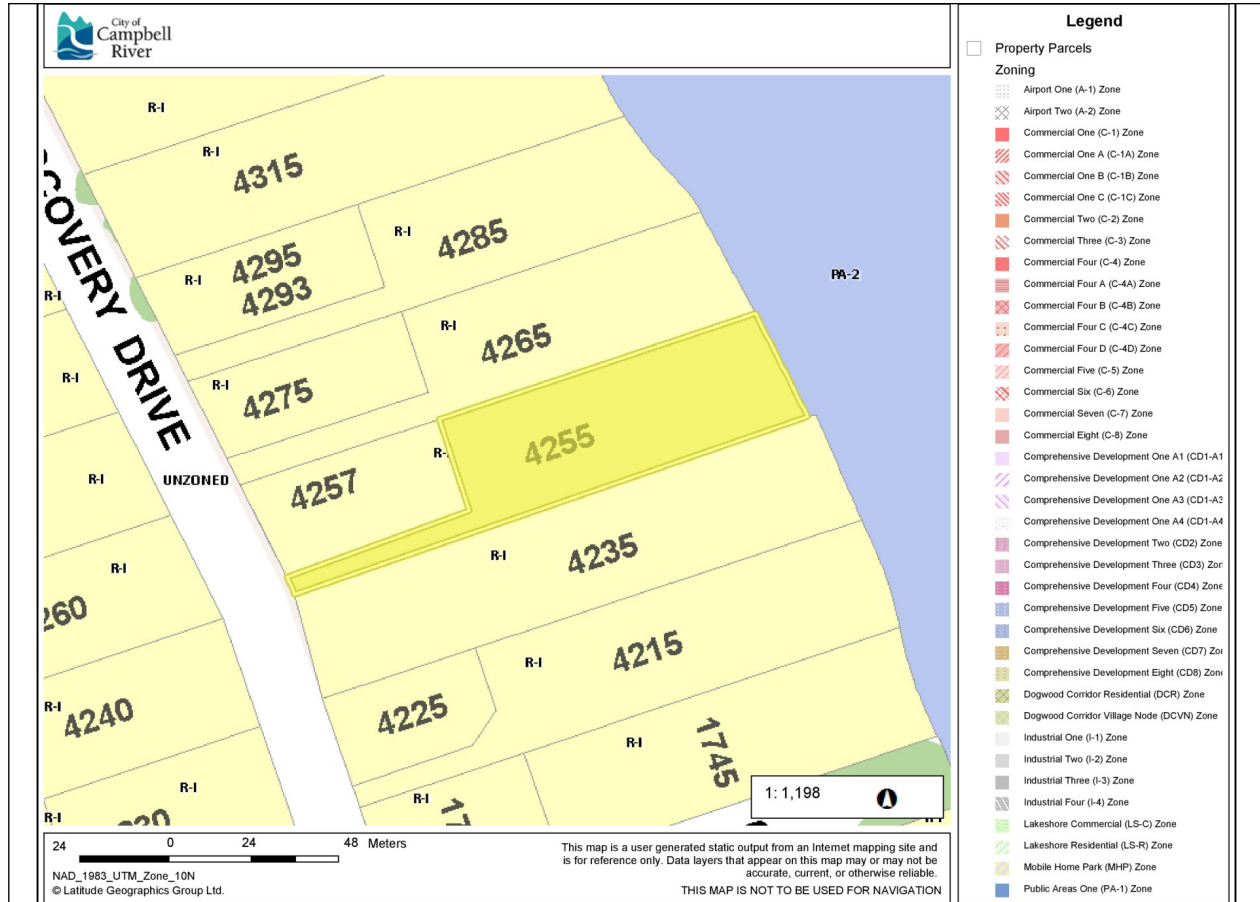
This is a premier location for an oceanfront estate. Painter's Lodge and Dolphins Resort, both with excellent restaurants, are just a short walk from the property. This is an exciting opportunity to acquire this long-time family home that has been well maintained and nicely updated.

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 is internationally famous for both its ocean and freshwater fishing and renowned for its amazing forests and easy access shoreline.



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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 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.

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:	Dwelling units fronting a road minimum of 5.0 metres
	Rear Residential Buildings not fronting a road 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"**

5.24.6 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

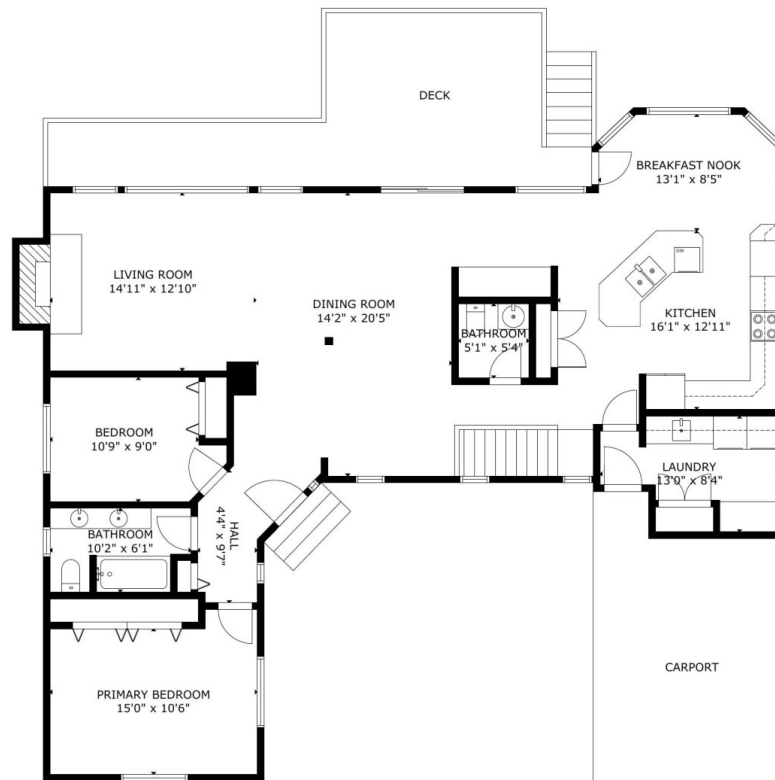
5.24.7 Building Height:

Rear Residential Building, the lesser of 7 m or 2 storey

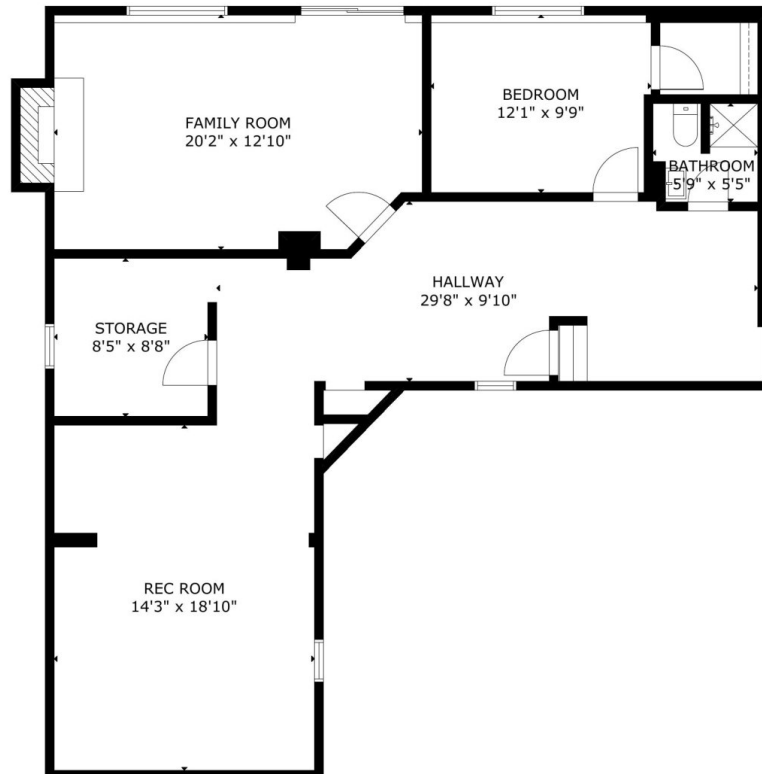
All other Residential Building, the lesser of 10 m or 3 storey.

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.





GROSS EXTERNAL AREA
TOTAL: 2,809 sq ft
FLOOR 1: 1,175 sq ft, FLOOR 2: 1,634 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Shelley McKay* 250-830-4435

Aren Knudsen 250-203-0664

Ed Handja* 250-287-0011

theteam@bcoceanfront.com

888-286-1932

250-287-0011

4255 Discovery Dr Campbell River BC V9W 4X9MLS® No: **1009475** **\$1,695,000** **Active**

Amazing oceanfront opportunity with views across Discovery Passage to Quadra Island. Picture windows line the oceanside of the main level entry home. A sliding door off the dining room and a door off the breakfast nook give access to the large oceanside vinyl deck with stairs down to the backyard. The corner kitchen features a large island with double sink and bar seating. There is a stone hearth and electric fireplace in the carpeted living room while the rest of the common areas benefit from heated tile floors. Two bedrooms and two bathrooms plus a laundry room complete the main level. Downstairs has a large family room with sliding door access to the backyard, an additional bedroom and a rec room. In 2009 a major renovation was completed, including kitchen, main level flooring, all windows, upgraded 200amp electrical service, new heat pump and the oceanfront deck. Fully fenced with a gate providing access to the path to the shoreline below. Gated driveway, two paved parking areas.

Room	Level	Dims/Pieces
Bathroom	Lower	3-Piece
Bedroom	Lower	12'1"x9'9"
Family Room	Lower	20'2"x12'10"
Rec Room	Lower	14'3"x18'10"
Storage (Unfin)	Lower	8'5"x8'8"
Bathroom	Main	2-Piece
Bathroom	Main	4-Piece
Bedroom	Main	10'9"x9'
Bedroom - Primary	Main	15x10'6"
Dining Room	Main	14'2"x20'5"
Eating Nook	Main	13'1"x8'5"
Kitchen	Main	16'1"x12'11"
Laundry	Main	13x8'4"
Living Room	Main	14'11"x12'10"

MLS® No: **1009475**
 Status: **Active**
 Area: **Campbell River**
 DOM: **0**
 Sub Type: **Single Family Detached**
 Pend Date:

List Price: **\$1,695,000**
 Orig Price: **\$1,695,000**
 Sub Area: **CR Campbell River North**
 Sold Price:
 Title: **Freehold**

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **2,734** UnFin SqFt: **75** SqFt Total: **2,809** Basement: **Yes** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **In House**
 Layout: **Main Level Entry with Lower Level(s)**
 Heating: **Heat Pump**
 Intr Ftrs: Appl Incl: **Dishwasher, F/S/W/D, Oven Built-In, Range Hood**
 Cooling: **Air Conditioning**

Exterior/Building

Built (Est): **1968** Front Faces: **East** Storeys: Bldg Warranty:
 Construction: **Frame Wood, Wood** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Fencing: Full, Low Maintenance Yard**

Lot

Lot SqFt: **34,848** Lot Acres: **0.80** Dimensions: Shape:
 Park Type: **Carport, Open, RV Access/Parking** Park Spcs: **6** View: **Mountain(s), Ocean** Waterfront: **Ocean** Water: **Municipal**
 Carport Spcs: **1** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Irrigation Sprinkler(s), Panhandle Lot, Quiet Area**

Units

Unit Type	Beds	Baths	Fireplaces	SqFt Finished	Rent Total
3 Bedroom					

Legal/Public Records

Assessed: **\$1,615,000** Assess Yr: **2025** Taxes: **\$10,561** Tax Year: **2024**
 PID: **026-644-452** Roll No: **00750.385** Zoning: **RI** Zone Desc: **Residential**
 Plan Number: **VIP80785** Lot: **2** Block: District Lot: **68** Land District:
 Legal Description: **Lot 2 DL68 Sayward District Plan VIP80785**

The BC Oceanfront Real Estate Team



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Zoning: RI
City of Campbell River

Taxes: \$10,561 (2024)

Longitude: 50° 3'N Latitude: 125° 16'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

*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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