

Appealing Family Home



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502 Birch St South
Campbell River, Vancouver Island
\$749,900 Canadian



bcoceanfront.com



Tucked into an appealing family neighbourhood, this 2105sqft two level home provides excellent access to services and amenities, close to Merecroft shopping centre, the hospital, schools, playing fields, dog park, recreation facilities and major bus routes.

This two storey home welcomes you with a large driveway and covered entrance. As a corner lot there is easy vehicle access to the backyard at the side of the property and beside the one car garage, meaning there is lots of space for additional parking, an RV and/or boat, toys and more. A hedge at the entry path provides nice privacy from the road.

The upper level provides all living space, including 3 bedrooms, 2 bathrooms, dining room, kitchen and



living room. Downstairs has a large rec room, 2 additional bedrooms, kitchenette, full bathroom and laundry.

The living room has an attractive feature wall with wood paneling and a brick hearth and chimney, with an electric fireplace insert. A wide, coved archway leads from the living room to the dining room which is adjacent to the bright kitchen. A sliding door leads from the dining room to the large, covered deck. The





2105sqft two story home | 5 bed/3 bath

kitchen has new granite countertops, an attractive backsplash and ample cabinetry including pantry wall cupboards by the fridge.

The covered deck is large, with blinds for summer heat and winter rain, allowing for year-round enjoyment of this outdoor space. Wood railings and wood paneling make this an attractive place to eat and entertain.

Downstairs offers a large rec room with a gas freestanding stove, perfect for a family room, media room or hobby space (it is currently partially used as a sewing area). The other half of the downstairs is a very nice in-law suite, with two bedrooms, a full bathroom and a kitchenette with cabinetry, sink and fridge (no stove or oven). Separate access to the outside makes this a good option for a secondary suite (with some minor adjustments), or for an in-law suite.

Flat lawn and patio space make the fully fenced backyard very user-friendly. There is a separate, locked storage area underneath the covered deck.





one car garage | large paved parking area | fenced backyard

With a five-year old roof, a new heat pump in the attic, and plenty of attractive upgrades, this home is move-in ready. Bring the family, the toys, the pets – this is the perfect home and location!

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.



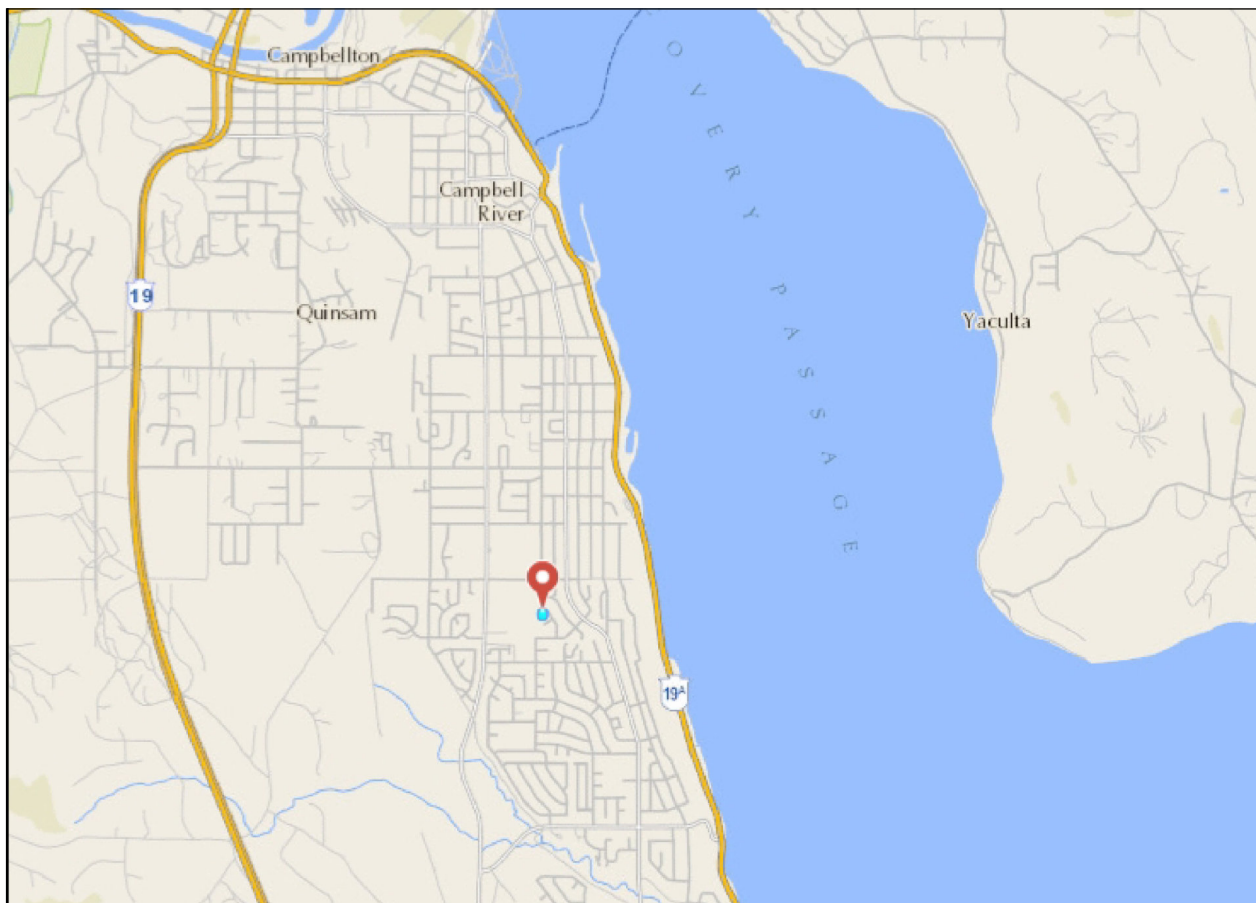
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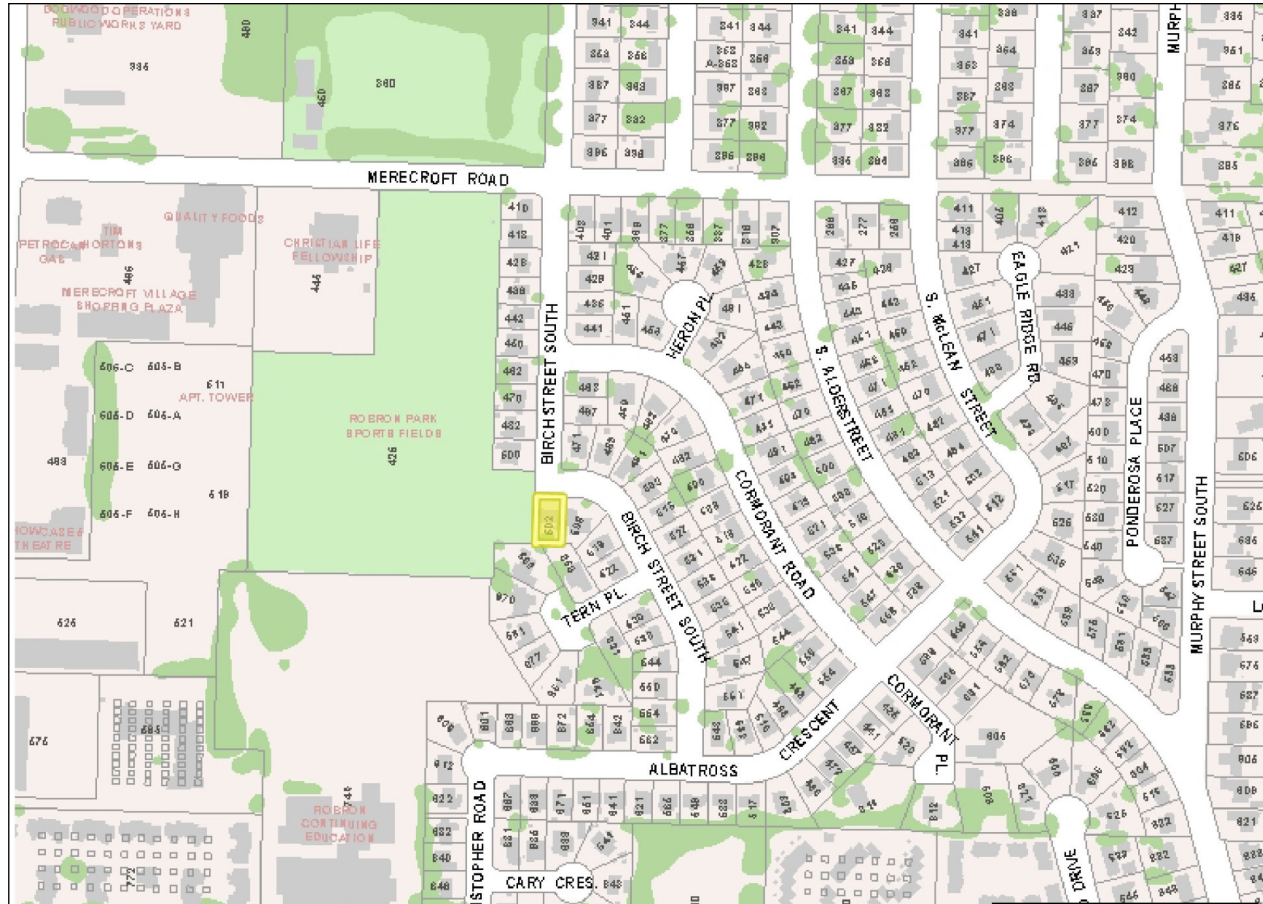


Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage is unmatched. Visitors marvel at the array of natural beauty and the variety of outdoor activities this region has to offer. Raw beauty and pristine wilderness less than 4 hours from the booming metropolises of Vancouver or Victoria make Campbell River one of the most desirable destinations in British Columbia.









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.

502 South Birch Street, Campbell River, BC

Main Building: Total Exterior Area 2105.52 sq ft



Upper Floor
Exterior Area 1095.75 sq ft



Lower Floor (Below Grade)
Exterior Area 1009.77 sq ft



PREPARED: 2025/09/26

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.

502 South Birch Street, Campbell River, BC

Upper Floor Exterior Area 1095.75 sq ft

0 4 8
ft

PREPARED: 2025/09/26



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.

502 South Birch Street, Campbell River, BC

Lower Floor (Below Grade) Exterior Area 1009.77 sq ft
Excluded Area 526.15 sq ft0 3 6
ft

PREPARED: 2025/09/26



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.


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502 Birch St S Campbell River BC V9W 6A8MLS® No: **1015124** **\$749,900** **Active**

In an appealing family neighbourhood, with shopping, recreation, schools and hospital close by. The upper level of this two story home has 3 bedrooms, 2 bathrooms, dining room, kitchen and living room. The cozy living room has an electric fireplace insert in a brick hearth and chimney. The kitchen has new granite countertops, an attractive backsplash and ample cabinetry including pantry wall cupboards by the fridge. The large, covered deck allows for year-round enjoyment of this outdoor space and the mountain views. Downstairs offers a large rec room with a gas freestanding stove, laundry space, and a very nice in-law suite, with two bedrooms, a full bathroom and a kitchenette with cabinetry, sink and fridge (no stove or oven) and a separate access. Fully fenced backyard, five-year old roof, new heat pump, and plenty of attractive upgrades, this home is move-in ready. Easy vehicle access to the backyard at the side of the property and lots of space for additional parking.

| Room | Level | Dims/Pieces |
|-------------------|-------|--------------|
| Bathroom | Lower | 4-Piece |
| Bedroom | Lower | 9'5"x11'3" |
| Bedroom | Lower | 7'8"x11'3" |
| Eating Area | Lower | 10'10"x11'1" |
| Rec Room | Lower | 13'5"x22'5" |
| Bathroom | Main | 4-Piece |
| Bedroom | Main | 10'7"x10'3" |
| Bedroom | Main | 9'3"x10'3" |
| Bedroom - Primary | Main | 11'10"x11'3" |
| Dining Room | Main | 8'6"x11'3" |
| Ensuite | Main | 2-Piece |
| Kitchen | Main | 12x11'3" |
| Living Room | Main | 13'8"x13'5" |

MLS® No: **1015124**
Status: **Active**
Area: **Campbell River**

List Price: **\$749,900**
Orig Price: **\$749,900**
Sub Area: **CR Campbell River Central**

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

Interior

| | | | | |
|---|------------------------|--|------------------------|------------------------------|
| Beds: 5 | Baths: 3 | Kitchens: 1 | Fireplaces: 2 | Storeys: |
| FinSqFt Total: 2,105 | UnFin SqFt: 0 | SqFt Total: 2,105 | Basement: Yes | Addl Accom: Potential |
| 2pc Ensuites: 1 | 3pc Ensuites: 0 | 4+pc Ensuites: 0 | Beds or Dens: 5 | Laundry: In House |
| Layout: Split Entry | | Appl Incl: Dishwasher, F/S/W/D, Microwave | | |
| Heating: Baseboard, Electric, Heat Pump | | Cooling: Air Conditioning | | |
| Intr Ftrs: Ceiling Fan(s), Closet Organizer, Eating Area | | | | |

Exterior/Building

| | | | |
|---|-------------------------------|------------------------------------|------------------------------|
| Built (Est): 1979 | Front Faces: Northwest | Storeys: | Bldg Warranty: |
| Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding | | Foundation: Poured Concrete | Roof: Asphalt Shingle |
| Lgl NC Use: | Access: Road: Paved | | Bldg Style: |
| Exterior Ftrs: Balcony/Deck, Fencing: Full, Sprinkler System | | | |

Lot

| | | | | |
|--|------------------------|--|-------------|-------------------------|
| Lot SqFt: 7,405 | Lot Acres: 0.17 | Dimensions: | Shape: | Water: Municipal |
| Park Type: Garage, RV Access/Parking | Park Spcs: 4 | View: Mountain(s) | Waterfront: | |
| Carport Spcs: 0 | Garage Spcs: 1 | | | |
| Sewer: Sewer Connected | Restrictions: | Services: Natural Gas Connected | | |
| Lot Ftrs: Recreation Nearby, Shopping Nearby, Southern Exposure | | | | |

Legal/Public Records

| | | | |
|---|---------------------------|-----------------------|-------------------------------|
| Assessed: \$649,000 | Assess Yr: 2025 | Taxes: \$5,385 | Tax Year: 2025 |
| PID: 001-221-949 | Roll No: 08203.017 | Zoning: R-1 | Zone Desc: Residential |
| Plan Number: 30821 | Lot: 8 Block: | District Lot: | Land District: |
| Legal Description: Lot 8, Section 32, Township 1, Comox District, Plan 30821 | | | |

The BC Oceanfront Real Estate Team



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Zoning: RI
City of Campbell River

Taxes: \$5,385 (2025)

Longitude: 49° 59'N Latitude: 125° 14'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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