

5 Bedroom Duplex with Great Yard and Location



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80 Masters Rd

Campbell River, Vancouver Island

\$680,000 Canadian



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This centrally located home offers very user-friendly grounds and a two story duplex with upper and lower residences. Easy access to main routes to town, bus stops, recreation, shopping and the hospital yet in a residential neighbourhood.



A circular gravel driveway gives the home some privacy from the roadside and also provides abundant parking options. The home sits back from the road and the back yard, with abundant lawn and mature trees at the back is fully fenced. Offering good privacy the backyard is ideal for families and pets, with lots of room to play in the sunshine.

The 2213sqft home is divided into an upper and lower residence. There is no connecting door between the two levels and they are accessed completely separately. Additionally, the upper level has a large side deck over the carport that wraps around the back of the home. The lower residence has walkout access to the backyard and a concrete paver patio.





2213sqft home | two separate units

Access to the upper level is a staircase from the driveway up to the deck and a door into the home. There is also a slider onto the walk-around deck which overlooks the backyard. The deck enjoys south-west exposure, making it a nice bright space.

The upper level is a 3 bedroom, 1 bathroom residence with its own laundry closet. The living space all looks out over the backyard, with lots of natural light. The living room floor was redone about a year and a half ago. A peninsula provides separation between the kitchen and open concept dining and living space.

A carport under the deck provides access to the lower residence as well as to a storage room at the back of the carport. The lower residence is a 2 bedroom, 1 bathroom home with its own laundry. This attractive unit has large windows in the kitchen and a glass sliding door, which allow for lots of





fully fenced backyard | carport | large circular driveway

natural light into the living areas. The sliding door provides access to the backyard and patio.

This lower unit is owner-occupied, and has been freshened up with numerous updates in the last year, including new coat closet and bathroom doors, new entry door, fresh paint in the common spaces, laminate vinyl plank flooring in the second bedroom, and tiled floor in the laundry closet.

Outside the side fence and gate are new and the stairs were updated with risers and new grip treads.

While living like a duplex, the two residences do share a BC Hydro account with one main breaker, and also a hot water tank.

This home would be ideal for multi-generational families. One of the units could also be used as an in-law suite, or as a mortgage helper rental unit.



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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.

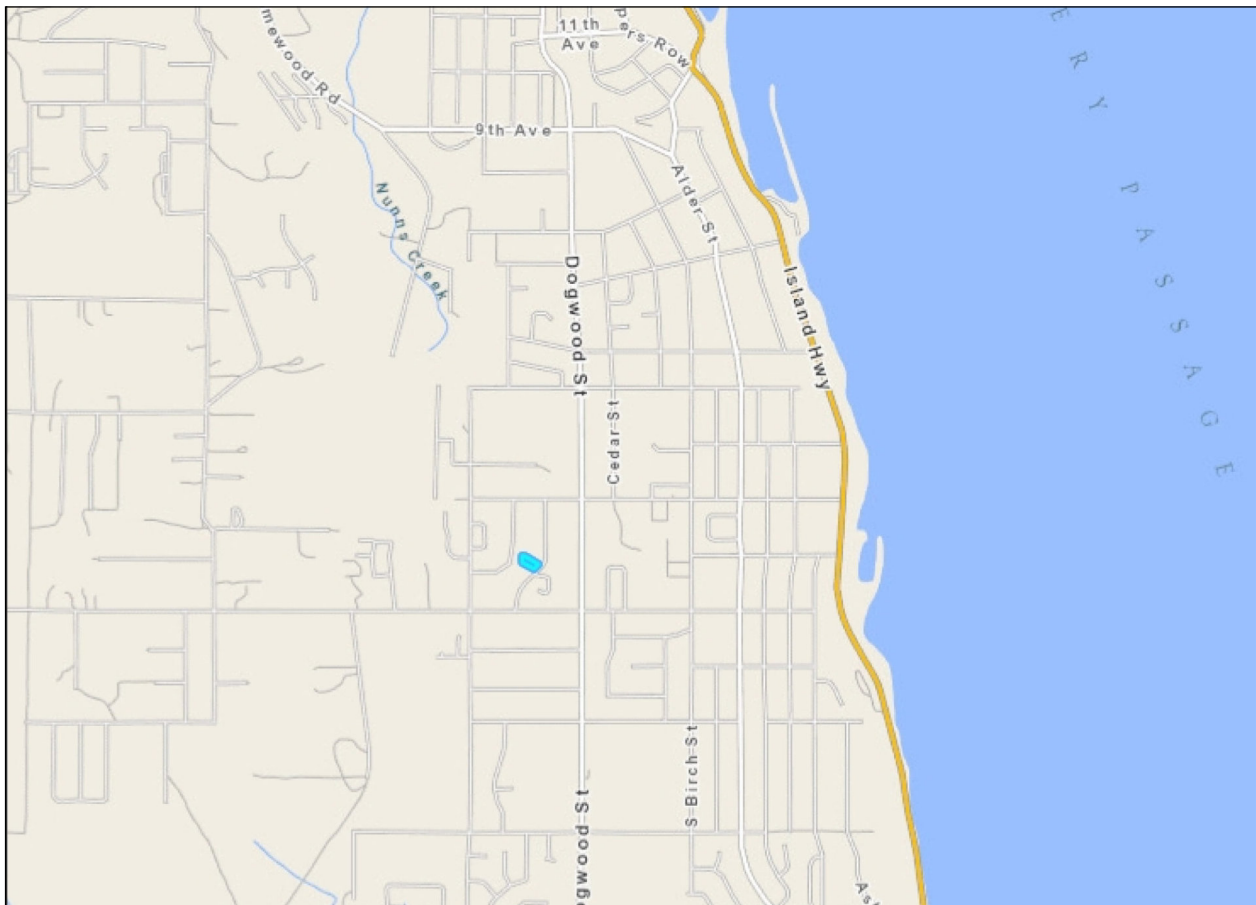


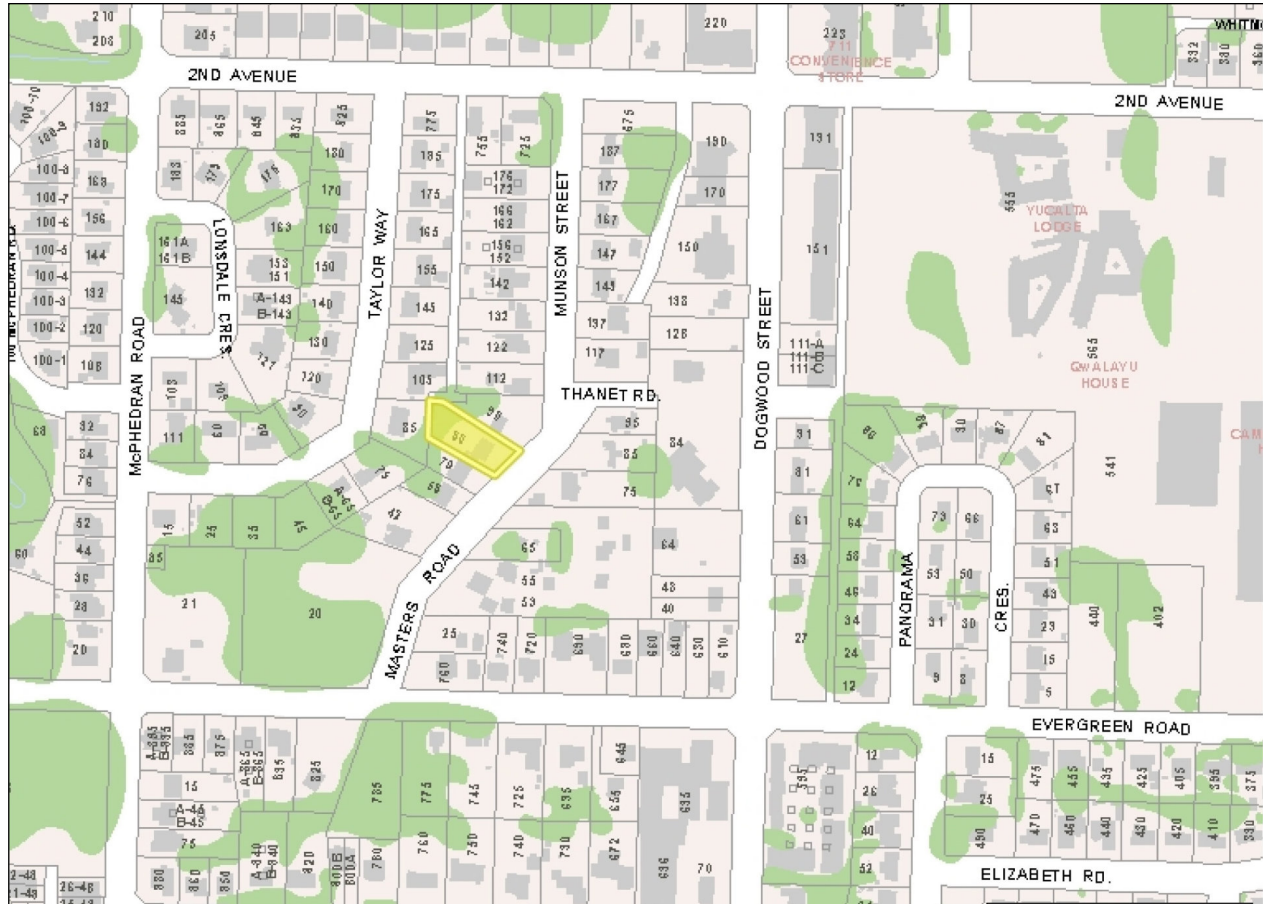


Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage 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.

80 Masters Road, Campbell River, BC

Upper Suite Exterior Area 1088.25 sq ft



While 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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80 Masters Rd Campbell River BC V9W 2Z4

MLS® No: **1025210** **\$680,000** **Active**



Convenient location and large lot! Two story duplex-style house with upper and lower units, sits back from the road with a circular gravel driveway and a fully fenced back yard. The attractive lower 2 bed/1 bath residence has been freshened up with numerous updates in the last year, including new entry door, fresh paint in the common spaces, laminate vinyl plank flooring in the second bedroom, and tiled floor in the laundry closet. Lots of windows and a sliding glass door in the living room allow for lots of natural light and access to the backyard and patio. The upper 3 bed/1 bath unit with laundry has a large side deck with wrap-around balcony. The kitchen, dining and living space looks out over the backyard, and a sliding door leads out to the balcony. Lots of room and potential here! There is no connecting door between the two levels and they are accessed completely separately.

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	12'10"x11'11"
Bedroom - Primary	Lower	12'10"x13'11"
Dining Room	Lower	12'10"x13'7"
Kitchen	Lower	12'7"x10'6"
Living Room	Lower	12'7"x14
Bathroom	Second	4-Piece
Bedroom	Second	13'2"x11'7"
Bedroom	Second	9'9"x9'6"
Bedroom	Second	9'8"x11'8"
Dining Room	Second	9'7"x7'11"
Family Room	Second	12'11"x16'4"
Kitchen	Second	9'7"x14'2"

MLS® No: **1025210** List Price: **\$680,000**
Status: **Active** Orig Price: **\$739,000**
Area: **Campbell River** Sub Area: **CR Campbell River Central**
DOM: **222** Sold Price:
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold**

Interior

Beds: **5** Baths: **2** Kitchens: **2** Fireplaces: **0** Storeys:
FinSqFt Total: **2,213** UnFin SqFt: **0** SqFt Total: **2,213** Basement: **Yes** Addl Accom:
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **5** Laundry: **In House**
Layout: **Duplex Up/Down** Appl Incl: **Dishwasher, Dryer, F/S/W/D, Oven/Range, Refrigerator, Washer**
Heating: **Baseboard, Electric** Cooling: **None**

Exterior/Building

Built (Est): **1965** Front Faces: **East** Storeys:
Construction: **Frame Wood, Insulation All, Vinyl Siding** Foundation: **Poured Concrete, Slab** Bldg Warranty:
Lgl NC Use: Access: **Road: Paved** Bldg Style:
Exterior Ftrs: **Balcony/Deck, Fencing: Partial, Garden**

Lot

Lot SqFt: **14,810** Lot Acres: **0.34** Dimensions:
Park Type: **Carport, Driveway** Park Spcs: **4** View:
Carport Spcs: **1** Garage Spcs: **0** Shape:
Sewer: **Sewer Connected** Restrictions: Waterfront:
Lot Ftrs: **Central Location, Recreation Nearby** Services: **Electricity Connected** Water: **Municipal**

Legal/Public Records

Assessed: **\$643,000** Assess Yr: **2025** Taxes: **\$6,600** Tax Year: **2025**
PID: **018-389-058** Roll No: **2737782** Zoning: **R-I** Zone Desc: **Residential**
Plan Number: **VIP57246** Lot: **2** Block: District Lot: **72** Land District:
Legal Description: **Lot 2 District Lot 72 Sayward District Plan VIP57246**



The BC Oceanfront Real Estate Team



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Zoning: RI (City of Campbell River)

Taxes: \$6,600 (2025)

Longitude: 50° 0'N Latitude: 125° 15'W

www.bcoceanfront.com

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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