

# Well Maintained Home on Large Property in Town



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**869 Nicholls Rd**

*Campbell River, Vancouver Island*

**\$829,000** Canadian



[bcoceanfront.com](http://bcoceanfront.com)



## 1906sqft 3 bedroom family home on over 1/3 of an acre in a residential central neighbourhood, close to the Beaver Lodge lands.

This area of Campbell River has a nice mix of larger residential properties and is close to shopping, schools and major urban parks and trails.

Situated on 0.38 acres, this property offers mature landscaping and lawns, with a large willow tree providing shade and privacy for the home. A paved extra-wide driveway runs to the back of the property by way of a large gate. Two sheds sit at the end of the



driveway, providing easy access to workspace and storage. The driveway provides room for RV, boat or additional vehicle parking. Surrounded by hedging the backyard is very private and the large patio enhances the options for outdoor enjoyment.

This property is prime for that person who wants to build a shop, and could include a separate suite with current zoning allowances.





**1906sqft home | three bedrooms | three bathrooms**

This is a 1906sqft main level entry home, with 3 bedrooms and 3 bathrooms. The bedrooms are on the second floor, with the common living areas on the main level. The home features lots of light wood trim and light flooring, providing a warm and welcoming space.

The front door entry is covered and opens into a foyer. A hallway leads through the home, with the living room and dining room at the front of the home and the kitchen and family room overlooking the backyard. The living room and dining room are joined by a large archway and provide space for entertaining or relaxing away from the kitchen.

The open concept kitchen and family room are the heart of the home. A large gas fireplace in the corner of the family room provides additional warmth and a focal point. The kitchen has a substantial curved island with a glass cooktop range in it. The appliances



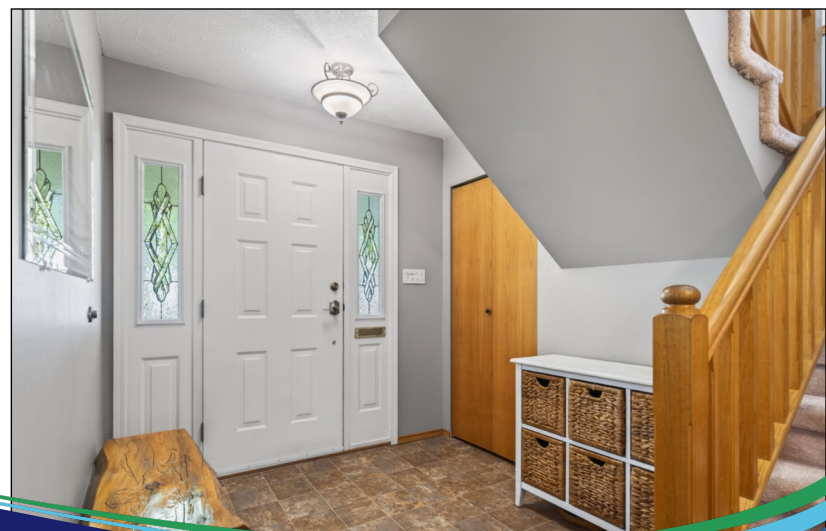


*gated backyard | double garage | 0.38 acre property*

are all stainless steel, including dishwasher and double door fridge with ice maker. Blond cabinetry complements the wood trim around the windows which overlook the backyard. A breakfast nook provides a nice eating area, and a door leads out to the patio for easy access to the backyard.

A laundry room and two piece bathroom complete the main level. Stairs lead from the foyer to the upstairs, where there are three nicely sized bedrooms and a 4 piece bathroom. The primary bedroom overlooks the backyard and has a 3 piece ensuite and walk-in closet. Windows on the stairs let in additional natural light.

The double garage, with a patterned vinyl floor, features closed storage on one wall, as well as a small utility closet. One door leads from the garage into the laundry room and another leads into the backyard.





At the back of the property are two sheds – a newer 72sqft one and an older 264sqft one.

There is an irrigation system for the property and the home has a security system.

Over the last several years the home has had a number of updates, including a new roof in 2022.



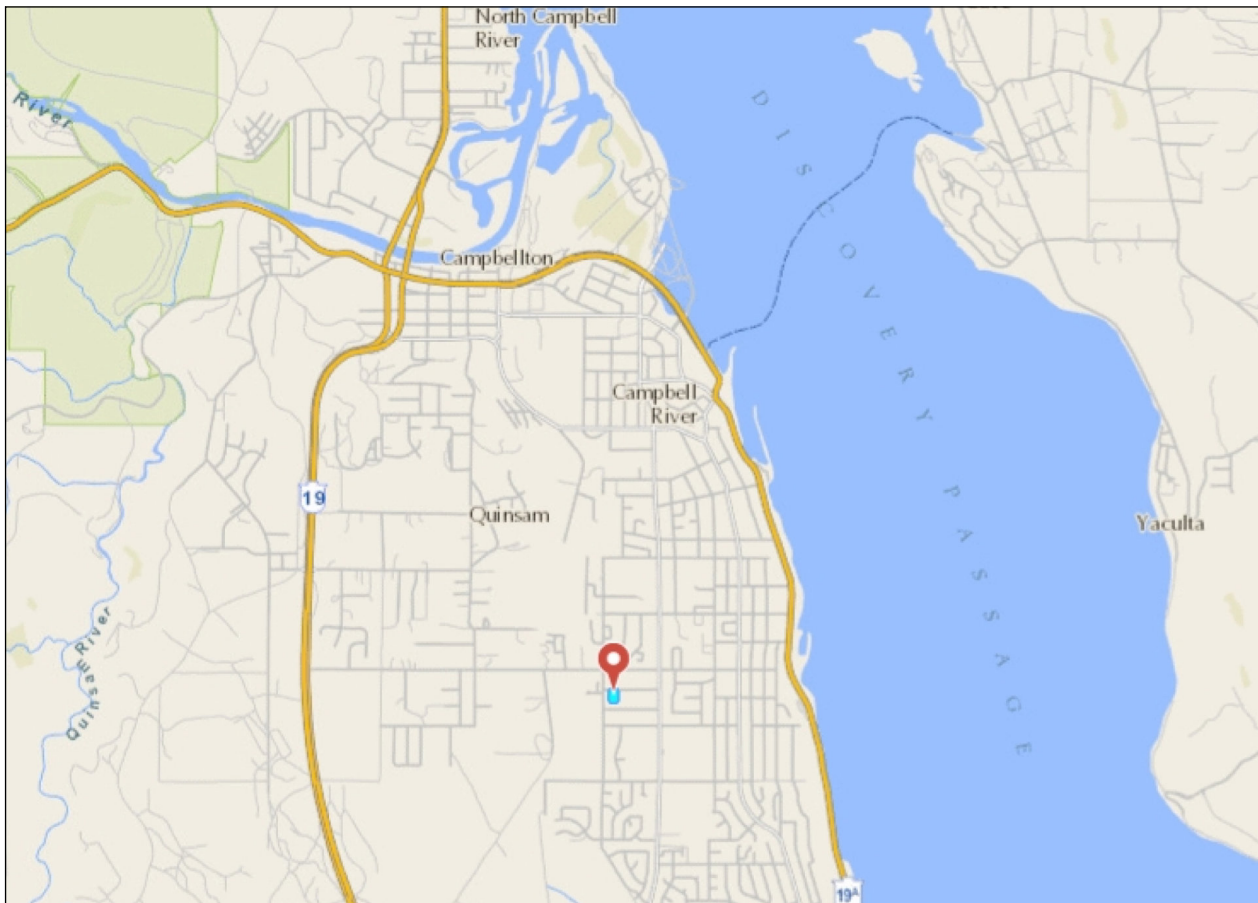
At one time a survey plan with a 576sqft shop was registered at city hall. Gardeners have a beautiful slate to work with, with the mature shrubs as a backdrop and a pond built into the edge of patio that could be used as a focal starting point. The property and home would be ideal for a family and/or for someone who likes outdoor entertaining.

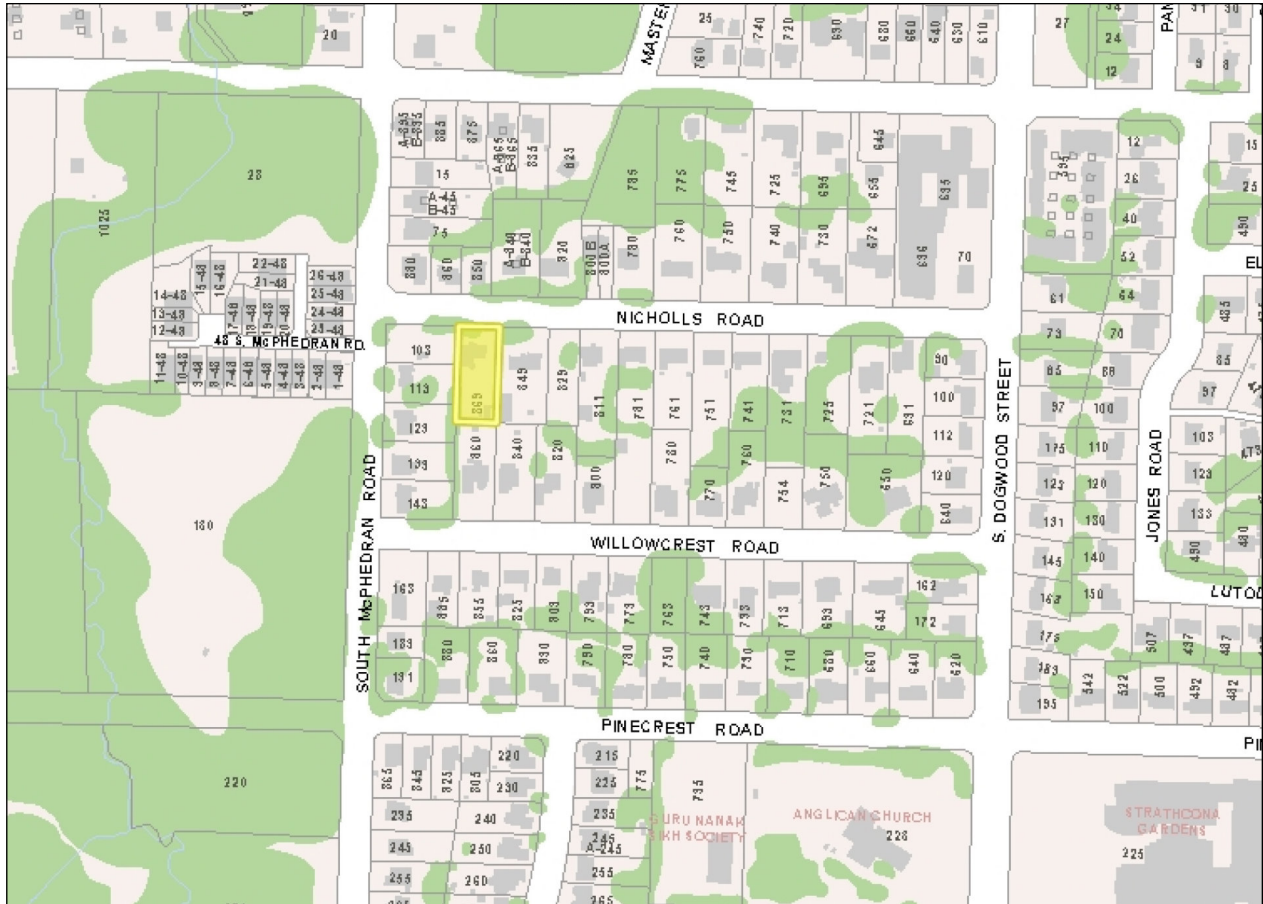




The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver 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.







**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 m<sup>2</sup> and within the urban containment boundary.
- b) A maximum of four dwelling units are permitted on lots measuring more than 280 m<sup>2</sup> 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

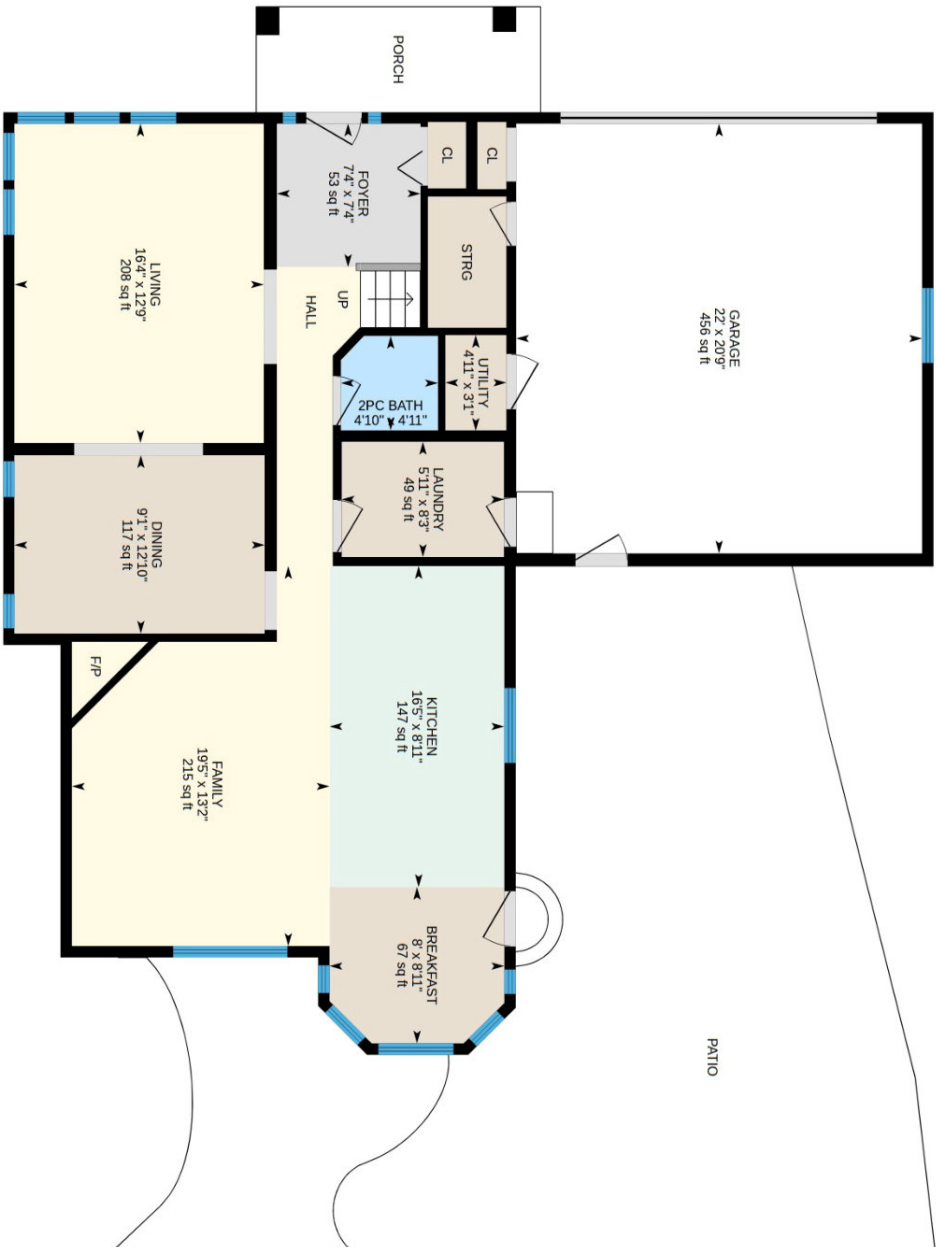
**Bylaw 3970, 2024 – Struck and amended – September 05, 2024****5.24.7 Building Height:**

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 6<sup>th</sup> 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.

# 869 Nicholls Rd, Campbell River, BC

Main Floor Exterior Area 1122.46 sq ft  
Excluded Area 503.16 sq ft



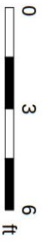
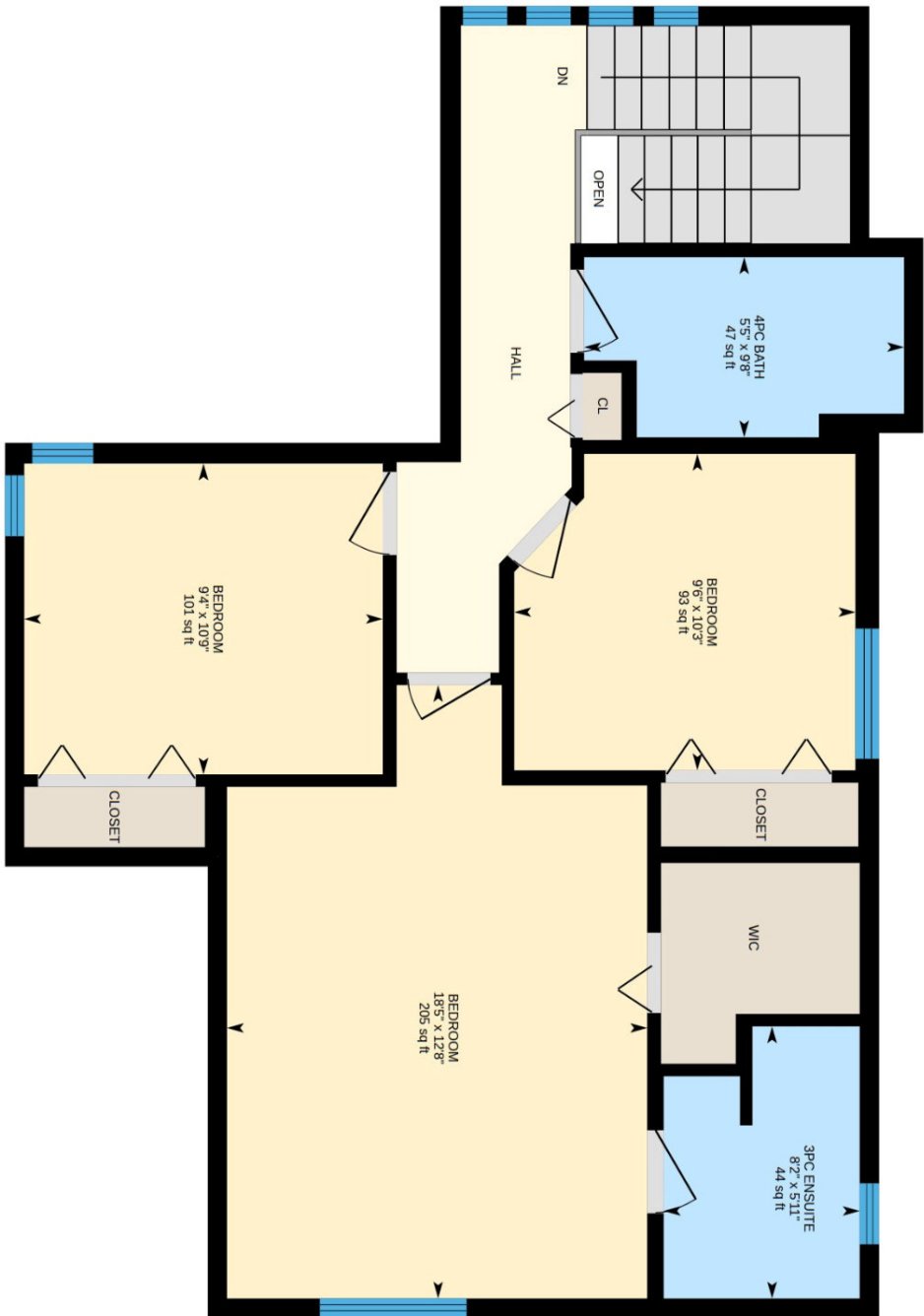
PREPARED: 2026/04/30



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.

# 869 Nicholls Rd, Campbell River, BC

Upper Floor Exterior Area 783.71 sq ft  
Excluded Area 3.66 sq ft



PREPARED: 2026/04/30



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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888-286-1932  
250-201-2226

**869 Nicholls Rd Campbell River BC V9W 3P7**  
MLS® No: **1034260** **\$829,000** **Active**



Welcome to this well maintained 3 bedroom family home on over 1/3 of an acre in a residential central neighbourhood, close to the Beaver Lodge lands and the ERT trail. A paved extra-wide driveway runs to the back of the property by way of a large gate, providing room for RV, boat or additional vehicle parking. Main level entry home, with the 3 bedrooms on the second floor and the common living areas on the main level. Light wood trim and light flooring throughout create a warm and inviting space, with the living room and dining room at the front of the home and the kitchen and family room overlooking the backyard. The open concept kitchen and family room are the heart of the home, with a corner gas fireplace for additional warmth. The kitchen has a substantial curved island with a glass cooktop range in it. A new roof was put on in 2022. Well suited for a shop. Ideal property for a family or someone who likes outdoor entertaining!

Room	Level	Dims/Piece
Bathroom	Main	2-Piece
Dining Room	Main	12'10"x9'1"
Eating Nook	Main	8'11"x8"
Entrance	Main	7'4"x7'4"
Family Room	Main	13'2"x19'5"
Garage (Unfin)	Main	20'9"x22"
Kitchen	Main	8'11"x16'5"
Laundry	Main	8'3"x5'11"
Living Room	Main	12'9"x16'4"
Bathroom	Second	4-Piece
Bedroom	Second	10'3"x9'6"
Bedroom	Second	10'9"x9'4"
Bedroom - Primary	Second	12'8"x18'5"
Ensuite	Second	3-Piece

MLS® No: **1034260** List Price: **\$829,000**  
Status: **Active** Orig Price: **\$829,000**  
Area: **Campbell River** Sub Area: **CR Campbell River Central**  
DOM: **0** Sold Price:  
Sub Type: **Single Family Detached** Title: **Freehold**  
Pend Date:

#### Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:  
FinSqFt Total: **1,906** UnFin SqFt: **0** SqFt Total: **1,906** Basement: **No** Addl Accom:  
2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **In House**  
Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer**  
Heating: **Baseboard, Electric, Forced Air, Natural Gas** Cooling: **None**  
Intr Ftrs: **Breakfast Nook, Ceiling Fan(s), Dining Room**

#### Exterior/Building

Built (Est): **1992** Front Faces: **North** Storeys:  
Construction: **Brick, Vinyl Siding** Foundation: **Poured Concrete, Slab** Roof: **Asphalt Shingle** Bldg Warranty:  
\_gl NC Use: Access: **Road: Paved** Bldg Style:  
Exterior Ftrs: **Fencing: Full, Sprinkler System**

#### Lot

Lot SqFt: **16,553** Lot Acres: **0.38** Dimensions: Shape:  
Park Type: **Garage Double, Open** Park Spcs: **4** View: Waterfront: Water: **Municipal**  
Carport Spcs: **0** Garage Spcs: **2** Services: **Electricity Connected, Natural Gas Connected**  
Sewer: **Sewer Connected** Restrictions:  
Lot Ftrs: **Central Location, Landscaped, Level, Rectangular Lot**

#### Legal/Public Records

Assessed: **\$783,000** Assess Yr: **2026** Taxes: **\$6,388** Tax Year: **2025**  
PID: **016-530-098** Roll No: **02736.700** Zoning: **R-1** Zone Desc: **Residential**  
Plan Number: Lot: Block: District Lot: Land District:  
Legal Description: **Lot 1, District Lot 72, Sayward District, Plan 51206**



## The BC Oceanfront Real Estate Team



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Personal Real Estate Corporation  
250-830-4435



**Aren Knudsen**  
**REALTOR®**  
250-203-0664

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Zoning: RI (City of Campbell River)

Taxes: \$6,388 (2025)

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

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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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