

# Oceanview Home and Carriage House



**3885 Discovery Drive**

*Campbell River, Vancouver Island*

**\$1,850,000** Canadian

**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

**&**

**AREN KNUDSEN**

REALTOR®

**250-203-0664**



**bcoceanfront.com**





Welcome home to Discovery Drive, a calm oasis of waterfront and water view properties providing a retreat from urban living on the outskirts of Campbell River. Near the famous Painter's Lodge and Dolphins Resort, this is an area popular with families, retirees, summer residents and vacationers.

This 0.75 acre property offers beautiful ocean views across Discovery Passage to Quadra Island, with the coastal mountains in the distance. Discovery Pass is a fascinating waterway, with marine traffic, cruise ships, whales and other sealife passing through regularly. It is a never-ending entertaining display of nature out your windows!



This special property offers a 3 bedroom main house with two car garage, and a carriage house with an additional garage, along with ample outside parking space for vehicles, boats, RVs, etc. All in a private setting, nicely developed in the last 8 years to get the most out of the space.

The level property is accessed by a panhandle driveway and set back from the road. The height of the land over the property below allows for unencumbered views from the home and lawn.







**2525sqft main home | 3 bed/3 bath | double garage**

The 2525sqft main residence, built in 2018, looks out over the ocean, with an expansive lawn in the front. A large, cement area at the entrance to the home provides ample parking. A covered cement patio accessed from the living space extends into the front lawn, providing outdoor space that can be enjoyed year-round.

The floor plan of the home allows for maximum enjoyment of the ocean views and excellent privacy, with the primary suite set off on one side of the home and two bedrooms on the other side of the home. The centre of the home is open concept, encompassing the living room, dining room and kitchen. An additional family or media room is to the side of the kitchen.

Featuring a clean, modern look, the living space offers high ceilings, full height windows and laminate flooring. A large custom-built shelving unit on the wall of the living room showcases an electric fireplace. The large space would allow







*2 electric fireplaces | walk-in pantry | built in 2018*

for a variety of decorating styles, it's just waiting for a new owner's touch!

The open kitchen features a double door fridge, a corner pantry and attractive cabinetry. A centre island offers eating space with a bar table and chairs as well as counter space, matching cabinetry and a sink. The glass tile backsplash offers a pop of colour that could be used as an accent in the living spaces or work as a stand-alone feature.

There is a good mix of lighting throughout the living space, with both pot lights and drop-down lights.

The primary suite features the bedroom with a large picture window overlooking the ocean view. The suite includes two large walk-in closets as well as a 3-piece bathroom, providing a full retreat from the rest of the home.



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*0.75 acres | level lot | two addresses*

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On the opposite side of the living space, accessed from the main entry hall, are the two additional bedrooms and a 3 piece bathroom.

The family room has been outfitted to create a great media room, or it can be a cozy den or family room. There is an in-wall fireplace for added warmth.

A 4 piece bathroom is accessed from the hallway to the primary bedroom as well as from the patio, making it convenient for summer entertaining with easy access from outside.

Across the cement parking area is the carriage house and additional garage. This home would make an excellent rental accommodation, or provide a nice home for family either as a permanent residence or for visiting. The three bedroom home is laid out with the living space opening onto a patio, both of which enjoy ocean views past the main house. There are three bedrooms, two having ensuite



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**1625sqft carriage house | 3 bed/3bath | one car garage**

bathrooms. There is also a 4 piece bathroom. An additional living room separates the primary bedroom at the end of the home from the two other bedrooms.

The main house features a double garage with a regular sized door and an additional over-height garage door, as well as an access door from the side. The carriage house has a one car garage.

This property has been created for family enjoyment. It offers versatility and privacy, with modern, welcoming residences, excellent parking space and inviting natural views. There is room here for gardens, or toys, or entertaining – whatever you might wish your new property to provide – it's here waiting for you!



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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 communities on northern Vancouver Island and the surrounding small islands. The city has all services and amenities, including a large hospital, a North Island College campus, rec centres, museums, major shopping anchors, 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 6+km Seawalk that runs along the oceanfront as well as the forest trails which surround the community.

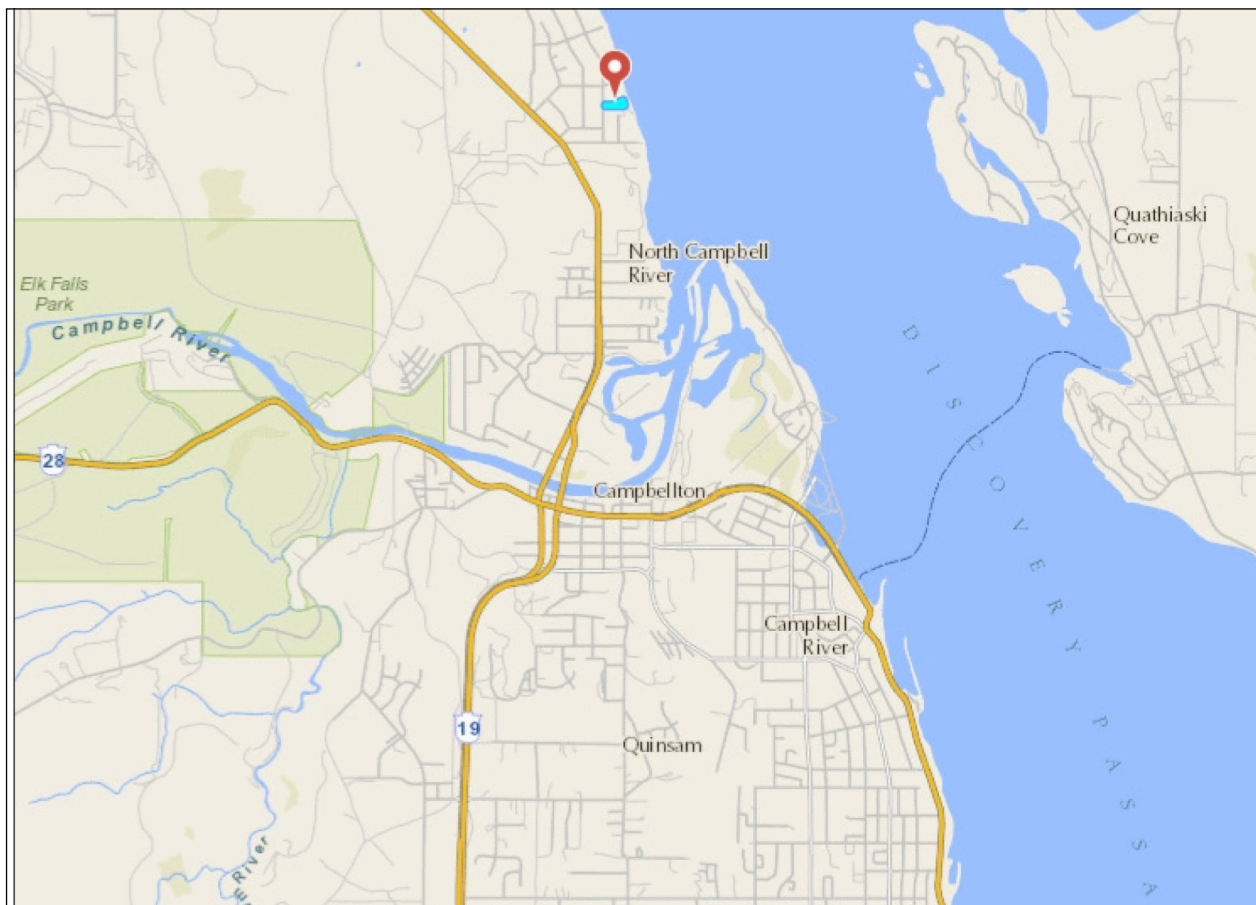
Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing. From world-class golf and

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.

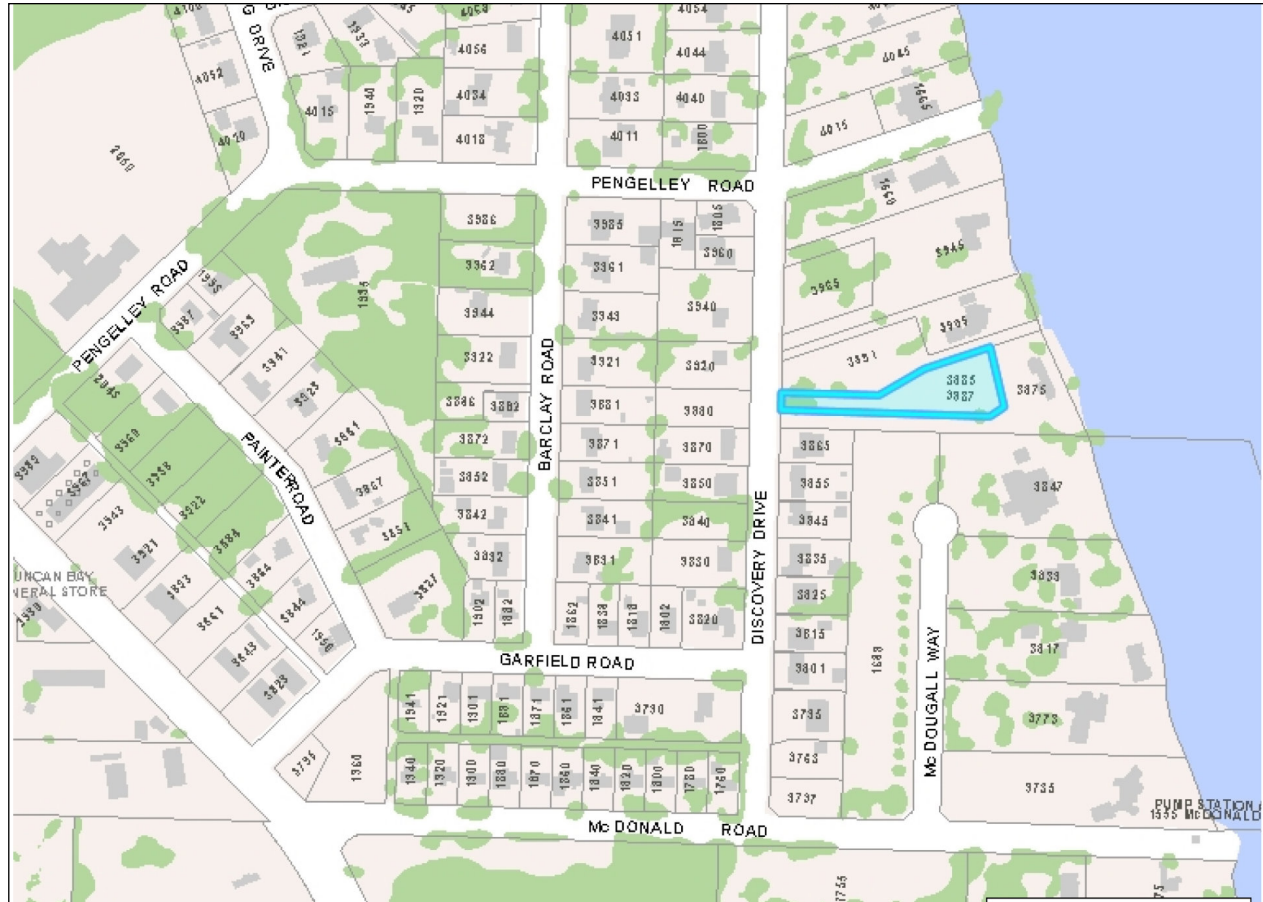
Vancouver Island has one of the world's most diverse ecosystems: Rainforests, marshes, meadows, beaches, mountains, oceans, rivers and lakes create habitats for multitudes of wildlife species.













**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 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.







# 3885 Discovery Drive, Campbell River, BC

Carriage House Exterior Area 1625.74 sq ft

Excluded Area 279.00 sq ft



PREPARED: 2026/01/16

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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250-201-2226

### 3885 Discovery Dr Campbell River BC V9W 4W5

MLS® No: **1023887** **\$1,850,000** **Active**



MLS® No: **1023887** List Price: **\$1,850,000**  
Status: **Active** Orig Price: **\$1,850,000**  
Area: **Campbell River** Sub Area: **CR Campbell River North**  
DOM: **0** Sold Price:  
Sub Type: **Single Family Detached**  
Pend Date: Title: **Freehold**

Versatility and privacy, with modern, welcoming residences, and inviting ocean and mountain views. 2525sqft main residence built in 2018, 3 bedroom/3 bath with two car garage; 1625sqft carriage house built in 2020, 3 bedroom/3 bath with an additional garage; along with ample outside parking space for vehicles, boats, RVs, etc. All on ¾ of an acre, nicely developed in the last 8 years. The floor plan of the main home allows for maximum enjoyment of the ocean views and excellent privacy, with the primary suite set off on one side of the home, two bedrooms on the other side of the home and the common living space in the centre of the home. Enjoy the scenic views across Discovery Passage to Quadra Island, with the coastal mountains in the distance. The carriage house provides options for an additional family residence, a rental, or a guest suite. There is room for gardens, or toys, or entertaining – whatever you might wish your new property to provide – it's here waiting for you!

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bathroom	Main	4-Piece
Bedroom	Main	13'7"x10'11"
Bedroom	Main	9'8"x11'1"
Bedroom - Primary	Main	19'11"x14'9"
Dining Room	Main	18x12'4"
Ensuite	Main	3-Piece
Entrance	Main	9'3"x9'3"
Family Room	Main	16'4"x19'9"
Kitchen	Main	11'4"x21
Living Room	Main	24'6"x15'9"
Walk-in Closet	Main	9'11"x12'6"
Walk-in Closet	Main	7'0"x11'2"
Bathroom	Other	4-Piece
Bathroom	Other	4-Piece
Bedroom	Other	12'2"x8'7"
Bedroom	Other	12'7"x11'8"
Bedroom - Primary	Other	16'4"x12
Dining Room	Other	4'2"x14'6"
Ensuite	Other	2-Piece
Entrance	Other	12x9'1"
Family Room	Other	16'4"x14'5"
Kitchen	Other	8'4"x14'6"
Living Room	Other	16'9"x12'4"
Walk-in Closet	Other	5'11"x9'6"

#### Interior

Beds: <b>6</b>	Baths: <b>6</b>	Kitchens: <b>2</b>	Fireplaces: <b>2</b>	Storeys:
FinSqFt Total: <b>4,151</b>	UnFin SqFt: <b>0</b>	SqFt Total: <b>4,151</b>	Basement: <b>No</b>	Addl Accom:
2pc Ensuities: <b>1</b>	3pc Ensuities: <b>1</b>	4+pc Ensuities: <b>0</b>	Beds or Dens: <b>6</b>	Laundry: <b>In Unit</b>
Layout: <b>Rancher</b>		Appl Incl: <b>Dishwasher, F/S/W/D, Microwave</b>		
Heating: <b>Electric, Forced Air, Heat Pump</b>		Cooling: <b>Air Conditioning</b>		
Intr Ftrs: <b>Closet Organizer, Dining/Living Combo, Soaker Tub</b>				

#### Exterior/Building

Built (Est): <b>2018</b>	Front Faces: <b>West</b>	Storeys:	Bldg Warranty:
Construction: <b>Frame Wood, Insulation All, Vinyl Siding</b>		Foundation: <b>Poured Concrete, Slab</b>	Roof: <b>Fibreglass Shingle</b>
Lgl NC Use:	Access: <b>Road: Paved</b>		Bldg Style:
Exterior Ftrs: <b>Balcony/Patio, Fencing: Partial, Low Maintenance Yard</b>			

#### Lot

Lot SqFt: <b>33,106</b>	Lot Acres: <b>0.76</b>	Dimensions:	Shape:	Water: <b>Municipal</b>
Park Type: <b>Attached, Garage, Garage Double, RV Access/Parking</b>	Park Spcs: <b>6</b>	View: <b>Mountain(s), Ocean</b>	Waterfront:	
Carport Spcs: <b>0</b>	Garage Spcs: <b>3</b>			
Sewer: <b>Sewer Connected</b>	Restrictions:	Services: <b>Natural Gas Connected</b>		
Lot Ftrs: <b>Easy Access, Family-Oriented Neighbourhood, Level, Panhandle Lot, Quiet Area</b>				

#### Legal/Public Records

Assessed: <b>\$1,652,000</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$12,742</b>	Tax Year: <b>2025</b>
PID: <b>030-117-984</b>	Roll No: <b>06-336-00004.520</b>	Zoning: <b>R-1</b>	Zone Desc: <b>Residential</b>
Plan Number: <b>EPP62326</b>	Lot: <b>1</b> Block:	District Lot: <b>53</b>	Land District: <b>Sayward</b>
Legal Description: <b>Lot 1 District Lot 53 Sayward District Plan EPP62326</b>			





## The BC Oceanfront Real Estate Team



**Shelley McKay**

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**REALTOR®**

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Zoning: RI  
City of Campbell River

Taxes: \$12,742 (2025)

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

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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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