

# 2 Bedroom Condo on the Edge of the Ocean!



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**#406 – 169 Island Hwy S.**  
*Campbell River, Vancouver Island*  
**\$619,900 Canadian**



**bcoceanfront.com**

**ROYAL LEPAGE®**  
Advance Realty Ltd. 



This 1452sqft top floor oceanfront condo is a rare find, as it sits on the edge of the ocean in Campbell River overlooking the waters of Discovery Passage and the south end of Quadra Island, with the BC coastal mountains in the background.

Stunning sunrises, ever-changing marine scenery and the beauty of four seasons as they play out across the ocean all from a spacious, comfortable home! With the Campbell River Seawalk right outside your door and quick access to the hospital, downtown and services, this is an amazing location.



The Ocean Shores building is on the water side of the island highway, close to city shopping and services. It's a quiet location, with all units overlooking the water. Amenities include a beach house, workshop, boat ramp, covered parking and barbecue area at the property's edge.

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**1452 sqft 2 bed/2 bath | Large oceanfront balcony | Top floor unit**

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***Two skylights | In-unit laundry | Strata fees: \$432/month***

Unit 406 is second to the end on the top floor, ensuring great privacy. Being on the top floor it also has two skylights – one in the entryway and one in the ensuite bathroom. These increase the natural light coming into the unit.

The large kitchen offers ample counter space and has a pass-through to the living area. The living space is large enough to accommodate many different furniture and use arrangements. The large picture windows take in the views, while a door provides access to the large oceanfront balcony.

Both the primary and second bedrooms have sliding doors out to the balcony. The primary bedroom has a walk-in closet and a large ensuite bathroom with a bathtub and shower. The second bathroom is across from the second bedroom and has a shower. Both bathrooms have good vanity space.

Additional features of the unit include baseboard heating, in-unit laundry and a large closet in the entryway. The skylights have plexiglass covers at ceiling height, which could be removed for more natural light. There is a storage room with a dedicated locked open storage area on the same floor.











The views from the windows and the patio of the unit are stunning, looking out over the beginning of Discovery Passage, Quadra Island and the mainland mountains, as well as the long stretch of beach in front. The marine traffic and wildlife provide ever-changing scenery.

Ocean Shores is a well-run and maintained strata complex. Amenities include a common beach house which offers a space for events and gatherings, an oceanfront firepit and a workshop. There is a small boat launch by the building.

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

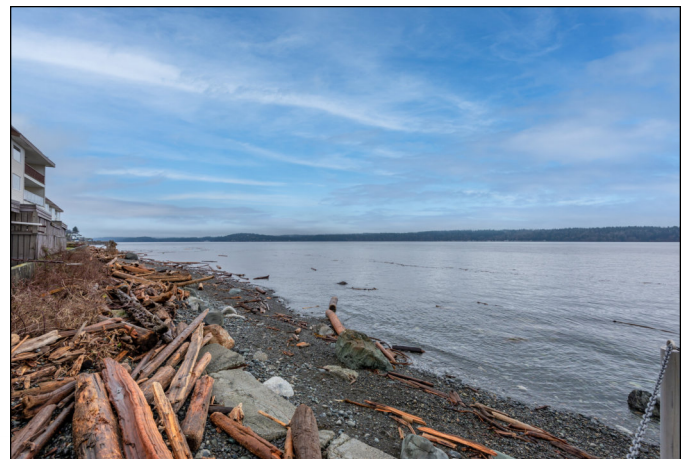




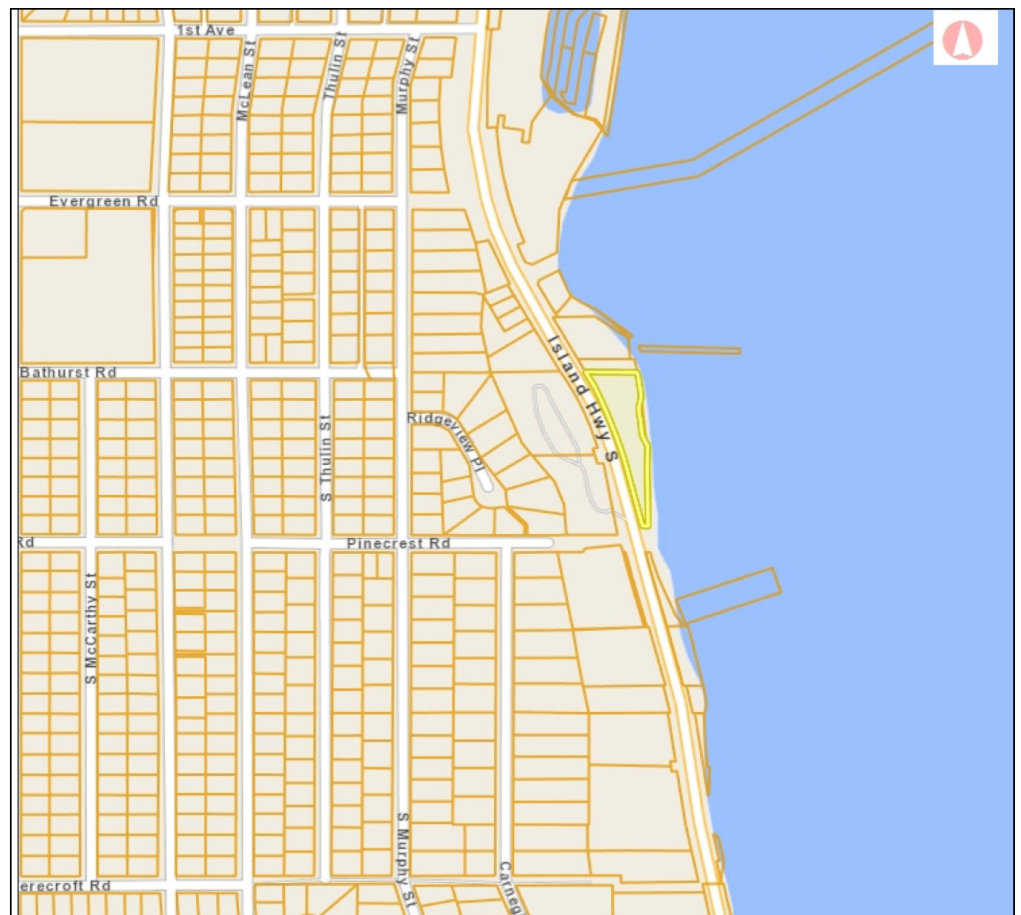
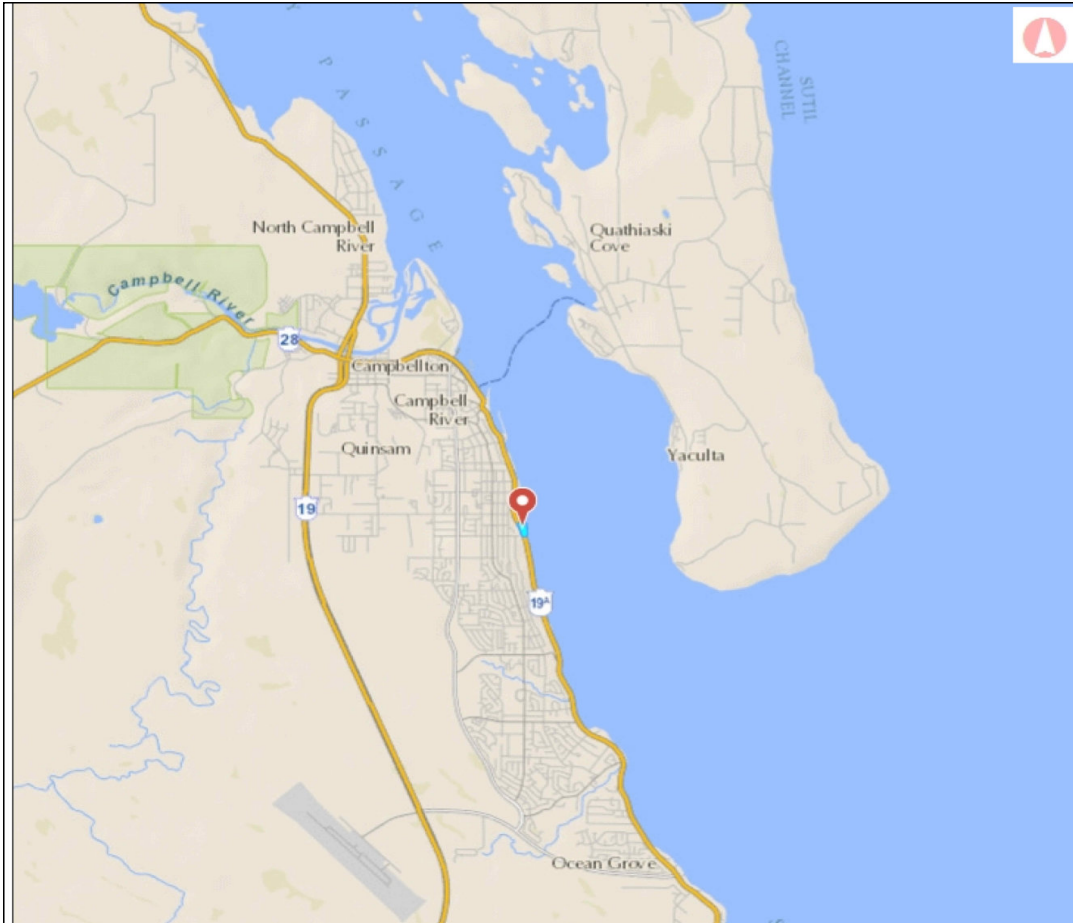


community. Renowned for its amazing forests and easy access shoreline, the city prides itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.

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.

















**CITY OF CAMPBELL RIVER****Zoning Bylaw 3250, 2006****Schedule "A"****5.27 RESIDENTIAL MULTIPLE THREE (RM – 3) ZONE****Purpose:**

This zone provides for the development of medium to high-rise residences in multiple-family complexes within the high density residential designation, typically three to six storey apartment style complexes.

**5.27.1 Permitted Uses:**

The following uses are permitted:

- (a) triplex or threeplex;

*Bylaw 3399, 2009 – Replaces "Multiplex with Apartment" – Mar 16/10*

- (b) apartment;
- (c) community care, or social care facility, or both;

*Bylaw 3396, 2009 – Amends Sec. 5.35.1 d)*

- (d) single-family residential dwelling units existing prior to May 27, 2008, including single wide manufactured homes in accordance with Section 4.19 and identified on Appendix 2.

*Bylaw 3883, 2023 – Adds 5.35.1 e) – Jul 20/23*

- (e) Townhouses or row housing with or without secondary suites as defined by Secondary Suite or an apartment is permitted with a maximum building height of 15.0 metres at 497 Rockland Road (Legal Description: LOT 3, SECTION 29, TOWNSHIP 1, COMOX DISTRICT, PLAN VIP57725)

**5.27.2 Lot Area:**

The minimum lot area shall be 400 square metres for "fee-simple" lots, or a minimum average of 135 square metres per bare land strata lot.

**5.27.3 Density:**

The maximum density permitted is 75 dwelling units per hectare, prior to density bonus for amenity provision, as follows:

- (a) A density bonus of up to ten (10) additional dwelling units per hectare is permitted where 80% or more of the required parking is underground or integrated parking; and/or
- (b) A density bonus of five (5) additional dwelling units per hectare is permitted where monetary contribution is made for parkland development or for recreational or \*environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 1% per unit of density bonus of appraised land value prior to development; to a maximum of 90 dwelling units per hectare.



**CITY OF CAMPBELL RIVER****Schedule "A"****Zoning Bylaw 3250, 2006**

- (c) A density bonus of one additional dwelling is permitted for every five units of Affordable Housing provided, up to a maximum 15 additional dwelling units per hectare, to a maximum density of 90 dwellings per hectare. Affordable Housing must be secured through a covenant registerable under section 219 of the *Land Title Act* in favour of the City.

**5.27.4 Lot Coverage:**

The maximum lot coverage of all buildings is 50%.

**5.27.5 Minimum Dimensions Required for Yards:**

Yards in this zone must have the following minimum dimensions:

Front yard: minimum 7.5 metres

Rear yard: minimum 7.5 metres

Side yard: minimum 3.0 metres

Side yard adjoining a local road: minimum 3.5 metres

Side yard adjoining a highway,  
arterial or collector road: minimum 4.5 metres

**5.27.6 Building Height:**

The maximum height of a principal building is 20.0 metres. 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

*Bylaw 3811, 2021 adds section 5.35.7 May 31, 2021*

**5.27.7 Conditions of Use:**

The following provisions apply only at 854 Island Highway South (Legal Description: LOT 3, SECTION 32, TOWNSHIP 1 COMOX LAND DISTRICT PLAN VIP48714 EXCEPT PLAN VIP58597)

- a) A maximum base density permitted is 1.0 floor area ratio. A density bonus of up to 0.25 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area)



**CITY OF CAMPBELL RIVER****Zoning Bylaw 3250, 2006****Schedule "A"**

setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.

*Bylaw 3823, 2021 adds section 5.35.8 October 18, 2021*

**5.27.8 Conditions of Use:**

The following provisions apply only at 2221 Dalton Rd. (Legal Description: LOT 15, DISTRICT LOT 218 COMOX LAND DISTRICT PLAN VIP8401)

- a) A maximum base density permitted is 0.75 floor area ratio. A density bonus of up to 0.50 floor area ratio is permitted where monetary contribution is made for parkland development or for recreational or environmental greenways development or enhancement (exclusive of any environmental greenways enhancement provided in conjunction with a riparian area setback reduction), equivalent to 0.2% of appraised land value prior to development per 0.01 floor area increase under this provision; to a maximum of 1.25 floor area ratio.





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888-286-1932  
 250-287-0011

#### 406 - 169 Island Hwy S Campbell River BC V9W

5W2

MLS® No: 984470 \$619,900 Active



Top floor oceanfront condo on the edge of the ocean in Campbell River! Stunning sunrises and ever-changing marine scenery out front overlooking Discovery Passage. The kitchen offers ample counter space and has a pass-through to the living area. The living space has large picture windows to take in the views, while a door provides access to the large oceanfront balcony. Both the primary and second bedrooms have sliding doors out to the balcony. The primary bedroom has a walk-in closet and a large ensuite bathroom with a bathtub and shower. The second bathroom is across from the second bedroom and has a shower. Being on the top floor it also has two skylights - one in the entryway and one in the ensuite bathroom. Additional features of the unit include baseboard heating, in-unit laundry and a large closet in the entryway. Ocean Shores amenities include a beach house, an oceanfront firepit and barbecue, a workshop, boat ramp, and covered parking. No current age restrictions.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	11'2"x15'5"
Bedroom - Primary	Main	12'11"x15'5"
Ensuite	Main	4-Piece
Kitchen	Main	14'6"x9'10"
Laundry	Main	7'4"x9'2"
Living Room	Main	18'8"x24'11"

MLS® No: 984470 List Price: \$619,900  
 Status: Active Orig Price: \$674,900  
 Area: Campbell River Sub Area: CR Campbell  
 River Central  
 DOM: 107 Sold Price:  
 Sub Type: Condo Apartment  
 Pend Date: Title: Freehold/Strata

#### Interior

Beds: 2 Baths: 2 Kitchens: 1 Fireplaces: 0 Storeys: 4  
 FinSqFt Total: 1,453 UnFin SqFt: 0 SqFt Total: 1,453 Basement: No Addl Accom:  
 2pc Ensuites: 0 3pc Ensuites: 0 4+pc Ensuites: 1 Beds or Dens: 2 Laundry: In Unit  
 Layout: Condo Appl Incl: Dishwasher, Freezer, Oven/Range Electric, Refrigerator  
 Heating: Baseboard, Electric Cooling: None  
 Intr Ftrs:

#### Exterior/Building

Built (Est): 1982 Front Faces: East Storeys: 4 Bldg Warranty:  
 Construction: Stucco, Stucco & Siding Foundation: Poured Concrete, Roof: Asphalt Shingle  
 Slab  
 Lgl NC Use: Access: Road: Paved Bldg Style:  
 Exterior Ftrs: Balcony/Patio

#### Lot

Lot SqFt: 0 Lot Acres: 0.00 Dimensions: Shape:  
 Park Type: Carport, Open Park Spcs: 1 View: Mountain(s), Ocean Waterfront: Ocean Water: Municipal  
 Carport Spcs: 1 Garage Spcs: 0  
 Sewer: Sewer Connected Restrictions: Services:  
 Lot Ftrs: Shopping Nearby, Sidewalk, Walk on Waterfront

#### Legal/Public Records

Assessed: \$635,000 Assess Yr: 2025 Taxes: \$5,035 Tax Year: 2024  
 PID: 000-851-523 Roll No: 01950.044 Zoning: RM-3 Zone Desc: Residential  
 Plan Number: Lot: 23 Block: District Lot: 72 Land District:  
 Legal Description: Strata Lot 23, District Lot 72, Sayward District, Strata Plan 979, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

#### Strata

Strata/Pad Fee: \$432 Strata/Pad Fee Year: 2024 Prop Mgr: Mgr Phone:  
 Complex: Bldgs/Cmplx: 1 Str Lots/Cmplx: 28 Str Lots/Bldg: 28  
 Balc SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Cm Sp: 0 Park LCP Sp: 0  
 Depr Rpt?: Yes Plan Type: Building Lvl in Unit: 1 Unit's Level: Top Level  
 Subdivision Name: Ocean Shores  
 Rent Allwd?: Some Rentals Limited number allowed  
 Yngst Age: 0  
 Pets Allwd: Aquariums, Birds No pets other caged birds or aquarium; dog certified under Guide Dog and Service Dog Act;  
 BBQs Allwd: No There is a common area for barbecuing  
 Smoking Byl: No  
 Unit Incl: Deck/Patio, Parking Stall, Separate Storage  
 Assmt Incl: Caretaker, Garbage Removal  
 Shrd Am: Common Area



## The BC Oceanfront Real Estate Team



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Zoning: RM-3  
City of Campbell River

Taxes: \$5,035 (2024)

Longitude: 50°00'N Latitude: 125°23'W

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ROYAL LEPAGE Advance Realty  
(CampblRiv)

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Campbell River, BC V9W 2C5  
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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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