

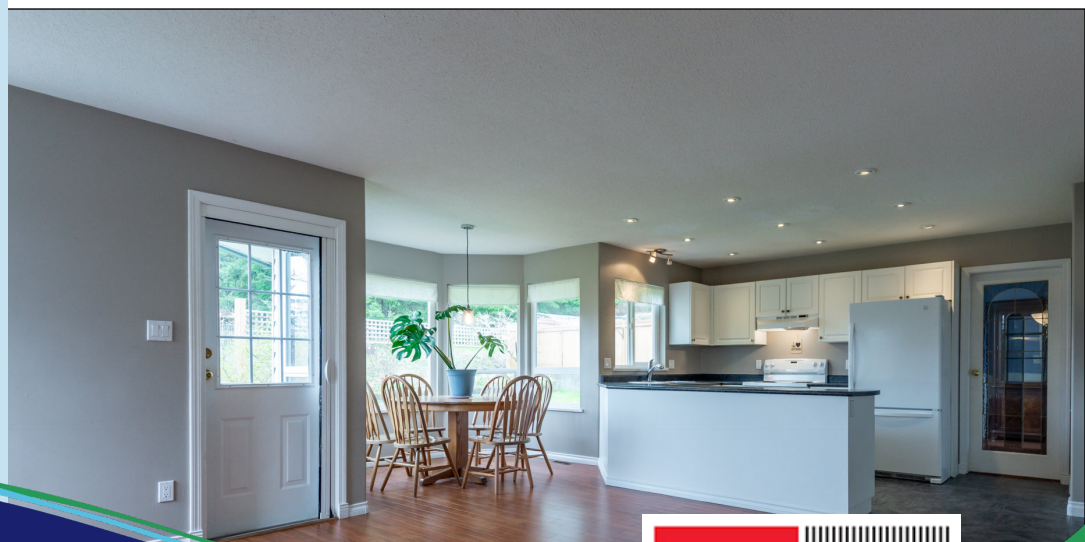
# Perfectly Located Family Home



**SHELLEY McKAY**  
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**756 Serengeti Ave**  
*Campbell River, Vancouver Island*  
**\$759,000** Canadian



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





In a family-oriented neighbourhood, on a street lined with large cherry blossom trees, this 2480sqft home offers an inviting and open living space perfect for families.



Serengeti Ave is centrally located in a residential neighbourhood between Dogwood and Alder St, and Robron and Rockland Rd. It is one block from Sandowne Elementary School and within close proximity to the Strathcona Gardens recreational complex, Mercroft playing fields, Mercroft shopping plaza, Timberline High School/North Island College, and the Beaver Lodge Lands.

Offering 2480sqft on two levels, the front of the home is welcoming with blue accent trim, attractive landscaping and a covered entryway. The front door

opens to a hallway and a curved staircase that leads upstairs to the bedrooms and bonus rooms.

To the right as you enter the home is a living room and dining room which runs along the side of the home. To the left as you enter there is a bedroom, laundry room and two piece bathroom. The hallway leads past these to the left and into a large family room with dining nook, which looks out over the backyard. The kitchen is at the back of the house open to the family room and also connecting to the dining room on the other side. A pantry sits on one wall, fitting in in the space under the







**2480sqft 2 story home | 4 bedrooms, 3 bathrooms | 2 car garage**

stairwell. Lots of windows offer bright, natural light throughout the living spaces. There is access to the two car garage through the laundry room and from the side of the house, and from the family room there is access to the backyard.

The upstairs level features the bedrooms and a bonus room. The primary bedroom is at the back of the house and features a large, four piece tile-floor ensuite as well as a walk-in closet. This is a welcoming space with windows overlooking the backyard. There are two additional bedrooms and a separate three piece bathroom. The bonus room is over the garage and offers views of the Strathcona Park mountains in the distance.

This inviting home offers open living spaces downstairs as well as private space upstairs. The fourth bedroom on the main level would serve well for guests or could be converted into a home office nicely situated at the front of the house.







***Bonus room over garage | Bright, welcoming interiors | Level and fenced backyard***

The back yard is fully fenced with access on both sides, and there is a small storage shed at one side. The door from the family room opens to a cement patio space, with the rest of the yard in level lawn. Behind the home is a small City green space, partially forested.

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



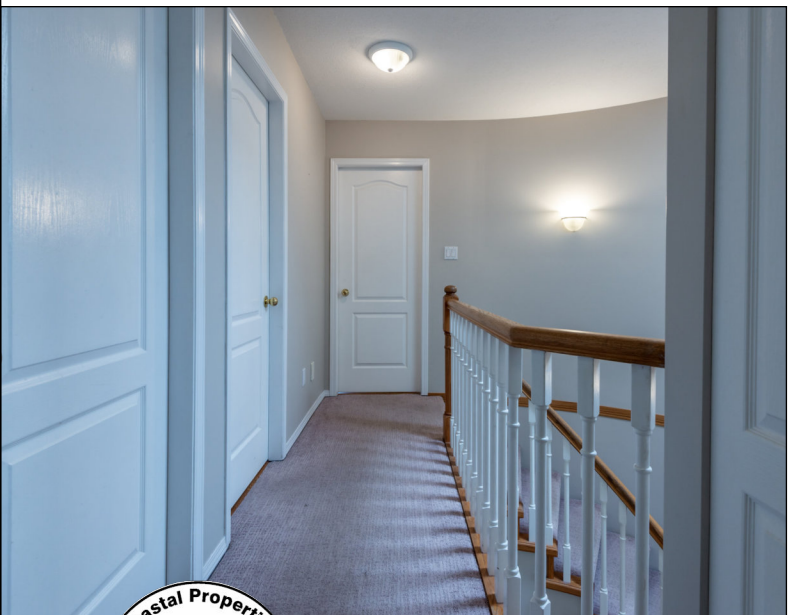


of smaller shops, a vibrant restaurant and food culture, and a growing arts community. Renowned for its amazing forests and easy access shoreline, the city prides itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.

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.











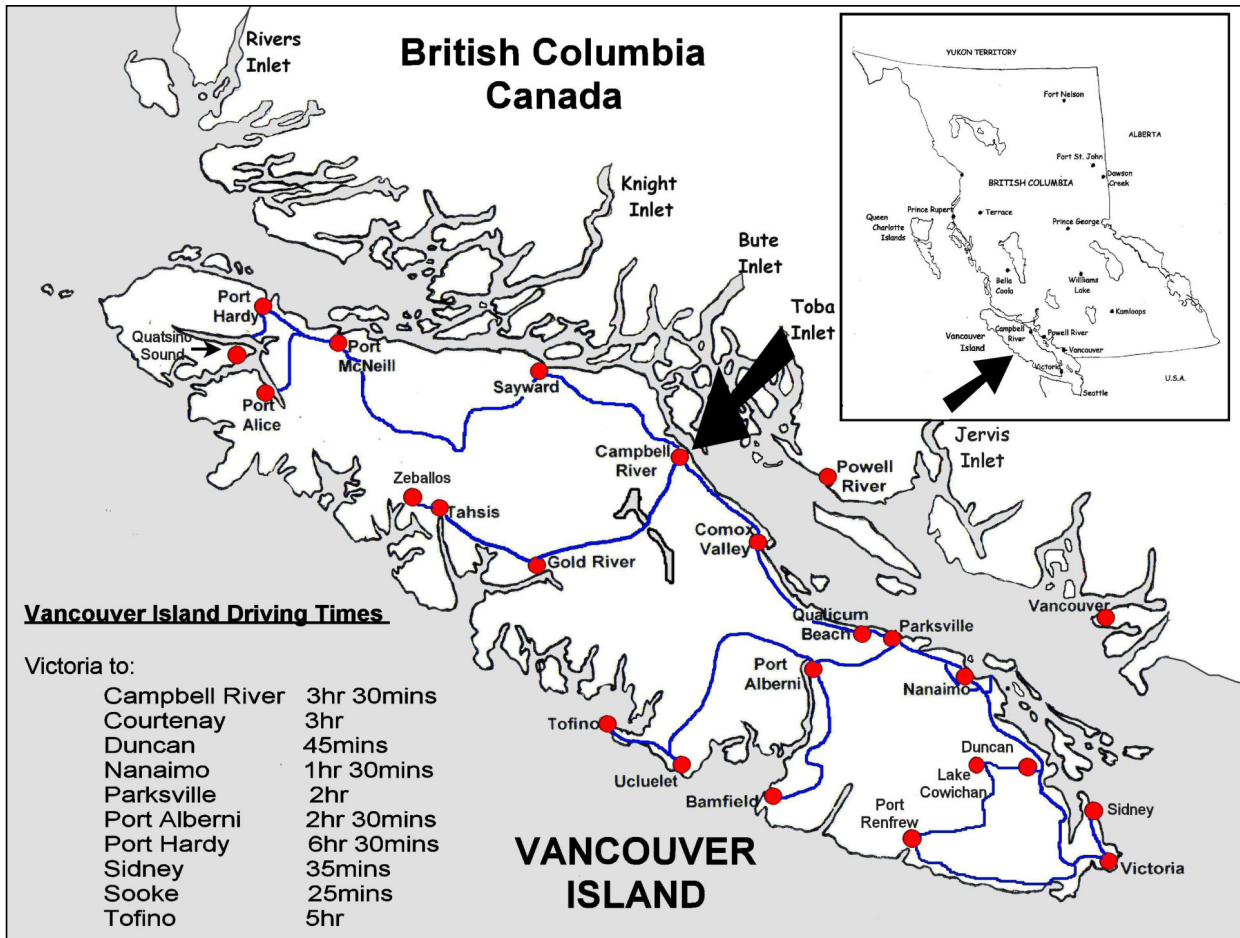
756 Serengeti Ave, Campbell River

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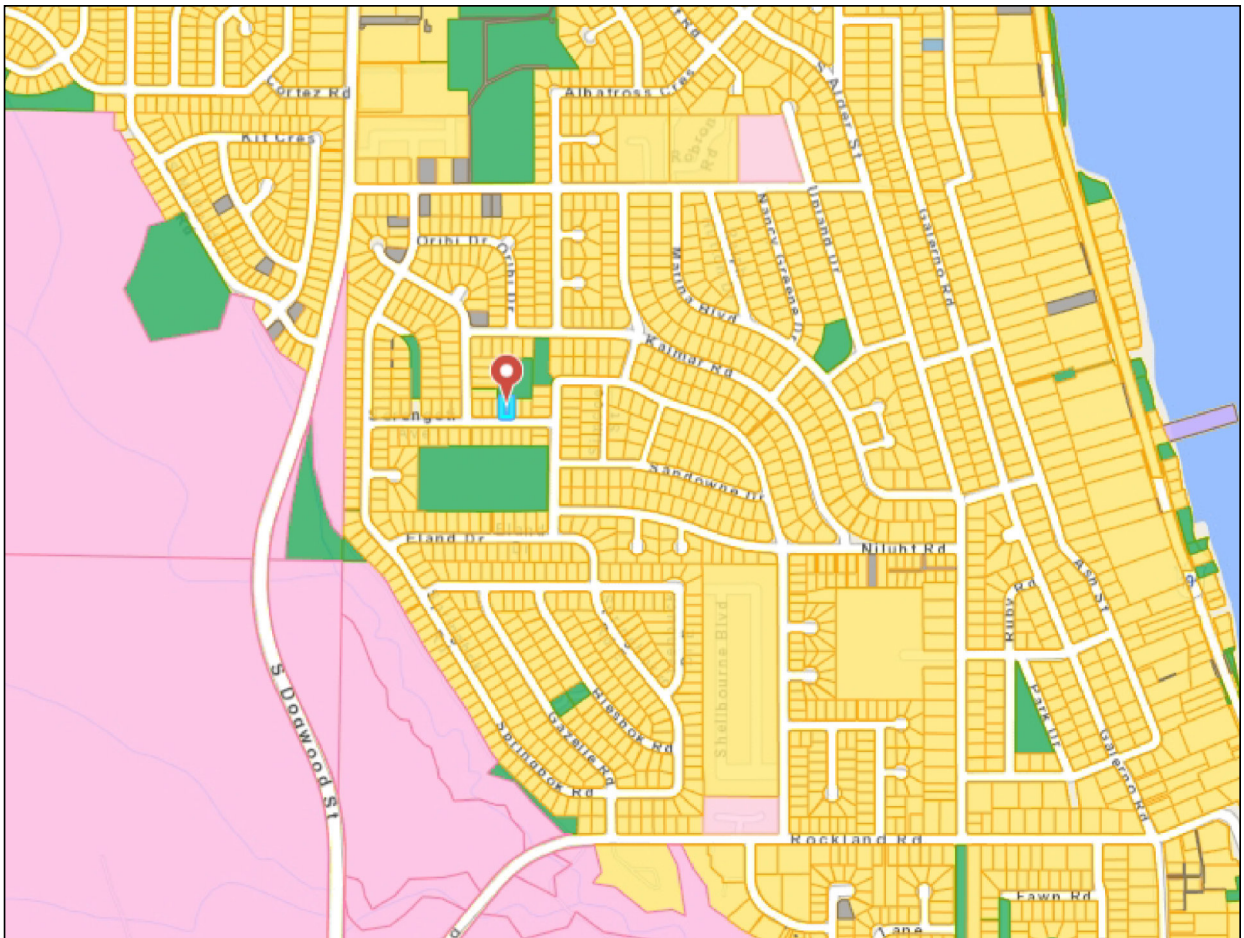


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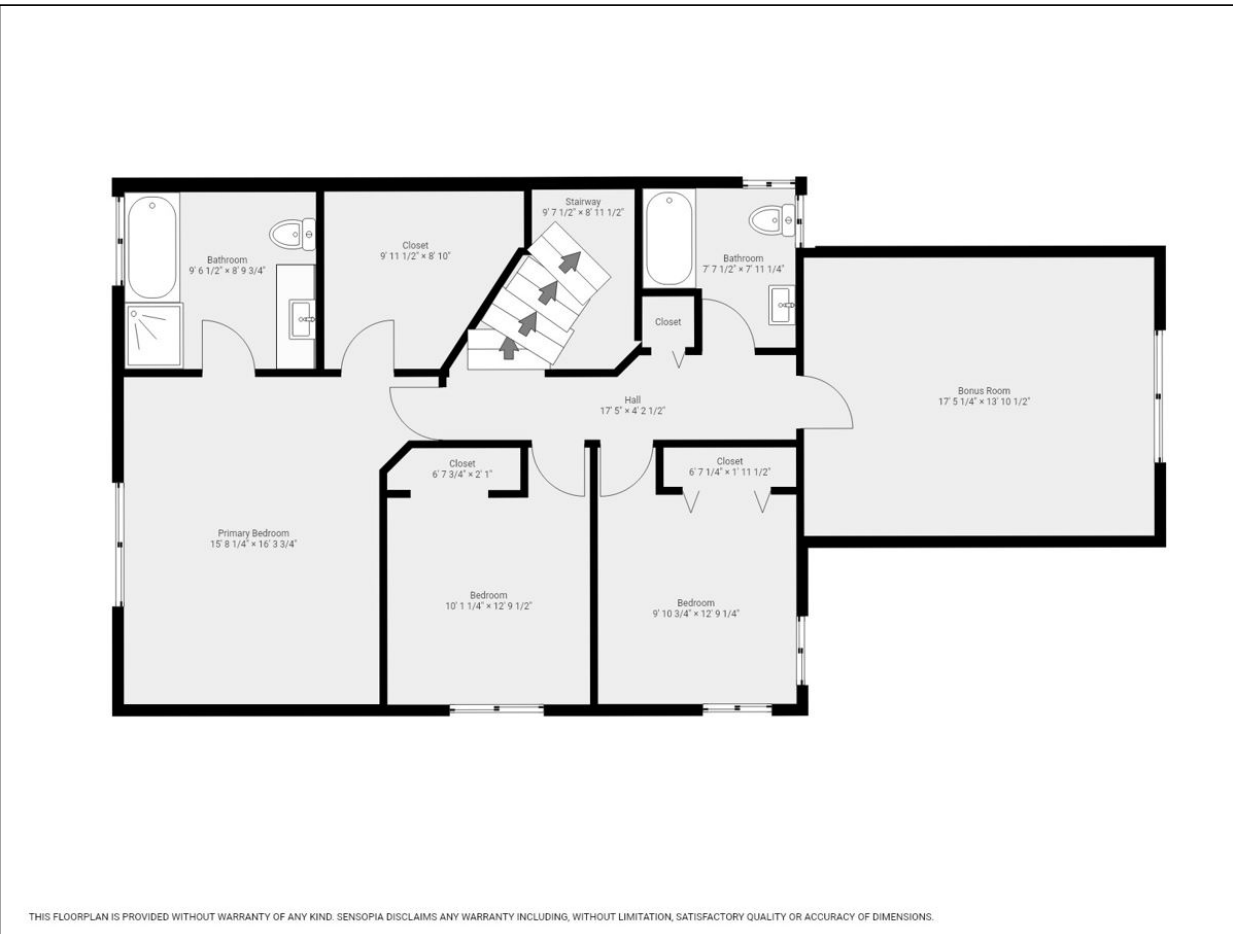














**CITY OF CAMPBELL RIVER**  
**Zoning Bylaw 3250, 2006**

**Schedule "A"**

**5.25 Residential One (R – 1) Zone**

Sections 5.25.1 through 5.25.7 apply to any lot in the R - 1 Zone.

**Purpose:**

This zone provides for traditional single-family residences.

**Permitted Uses:**

**5.25.1** On any lot, the following uses are permitted:

- (a) one single-family residential dwelling
- (b) bed and breakfast accommodation

*Bylaw 3346, 2008 Deleted 5.24.1 c) – June 24/08*

**Lot Area and Frontage**

**5.25.2** The minimum lot area is 450 square metres.

**5.25.3** The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.

**Lot Coverage**

**5.25.4** The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot area.

**Minimum Dimensions Required for Yards**

**5.25.5** Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres

Rear yard: minimum 7.0 metres for "fee-simple lots; 5.0 metres for "strata lots"

Side yard: minimum 1.5 metres

Side yard adjoining a local road: minimum 3.5 metres

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

*Bylaw 3346, 2008 Replaces 5.24.6 – June 24/08*

**5.25.6** In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).



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

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**Building Height:**

5.25.7 The maximum height of a principal building is 8.0 metres.

**5.26 Residential One A (R – 1A) Zone**

Sections 5.26.1 through 5.26.8 apply to any lot in the R – 1A Zone.

**Purpose:**

This zone provides for single-family residences with the option of a secondary suite.

**Permitted Uses:**

5.26.1 On any lot, the following uses are permitted:

- (a) one single-family residential dwelling is permitted, with or without a secondary suite.

**Lot Size and Frontage:**

5.26.2 The minimum lot area is 450 square metres.

5.26.3 The minimum lot frontage is 15 metres, except for lots fronting on cul-de-sacs or outside corners where the minimum is reduced to 11 metres.

**Lot Coverage:**

5.26.4 The maximum lot coverage of all buildings is 35% for lots with greater than or equal to 600 square metres lot area, and 40% for lots with less than 600 square metres lot area.

**Minimum Dimensions Required for Yards:**

5.26.5 Yards in this zone must have the following minimum dimensions:

Front yard: minimum 4.0 metres

Rear yard: minimum 7.0 metres

Side yard: minimum 1.5 metres

Side yard adjoining a  
local road: minimum 3.5 metres

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

**Bylaw 3346, 2008 Replaces 5.25.6 – June 24/08**

5.26.6 In order to provide adequate parking area, the setback in front of the opening to a garage (measured to the face of the garage door) or to a carport (measured to the outside of the support columns) shall be minimum 6.0 metres, except for lots



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

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created or where building permits were issued between January 1, 1998 and the original date of final adoption of this bylaw (minimum 5.0 metres during this period).

**Building Height:**

**5.26.7** The maximum height of a principal building is 8.0 metres.

*Bylaw 3364, 2008 Adds 5.25.8 –November 25/08*

**Conditions of Use:**

**5.26.8** Notwithstanding the provisions of sub-section 5.26.5, for 1981 19<sup>th</sup> Ave (Legal Description 14, Block 5, District Lot 66, Sayward District, Plan 2874, Except Parcel A (DD 45802W) Thereof as Said Parcel A is Shown in Red on Plan 737 BL) a front yard setback of 3 meters and a rear yard setback of 6.75 meters is required.





[www.bcoceanfront.com](http://www.bcoceanfront.com)  
 Shelley McKay\* 250-830-4435  
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 theteam@bcoceanfront.com



**ROYAL LEPAGE**  
 Advance Realty Ltd.   
 888-286-1932  
 250-286-3293

**756 Serengeti Ave Campbell River BC V9W 7X2**  
 MLS® No: **959261** **\$759,000** **Active**



Inviting 2 story family home! Centrally located in a family-oriented residential neighbourhood, on a street lined with large cherry blossom trees and one block from Sandowne Elementary School. The living space is on the main floor, with a living room/dining room as well as a family room, dining nook and kitchen. Additionally there is a bedroom on this level, along with a bathroom and laundry room. Upstairs is accessed by a beautiful, curved staircase and offers three bedrooms, two bathrooms and a bonus room over the garage. The primary bedroom is at the back of the house with a large, tiled 4-piece ensuite and a walk-in closet. The fully fenced backyard is accessed from the family room onto a cement patio, and there are gates on both sides of the home for outside access. The front of the home is nicely landscaped with a covered walkway leading to the front door. Behind the home is a small City green space, partially forested. A must-see attractive home in a great location!

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Bedroom	Main	10'7x8'5
Dining Room	Main	11'3x13'0
Family Room	Main	15'5x15'11
Garage (Unfin)	Main	21'0x15'4
Kitchen	Main	15'5x9'2
Laundry	Main	7'1x6'0
Living Room	Main	16'4x11'11
Bathroom	Second	3-Piece
Bathroom	Second	4-Piece
Bedroom	Second	9'10x12'9
Bedroom	Second	10'1x12'9
Bedroom - Primary	Second	15'8x16'3
Bonus Room	Second	17'5x13'10

MLS® No: **959261** List Price: **\$759,000**  
 Status: **Active** Orig Price: **\$759,000**  
 Area: **Campbell River** Sub Area: **CR Campbell River Central**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

#### Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **0** Storeys:  
 FinSqFt Total: **2,480** UnFin SqFt: **0** SqFt Total: **2,480** Basement: **No** Addl Accom:  
 2pc Ensuities: **0** 3pc Ensuities: **0** 4+pc Ensuities: **0** Beds or Dens: **4** Laundry: **In House**  
 Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, F/S/W/D**  
 Heating: **Forced Air, Natural Gas** Cooling: **None**  
 Intr Ftrs:

#### Exterior/Building

Built (Est): **1993** Front Faces: **Southwest** Storeys:  
 Construction: **Frame Wood, Metal Siding, Vinyl Siding** Foundation: **Slab** Roof: **Asphalt Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Warranty:  
 Exterior Ftrs: **Balcony/Patio, Fenced** Bldg Style:

#### Lot

Lot SqFt: **6,534** Lot Acres: **0.15** Dimensions:  
 Park Type: **Garage** Park Spcs: **2** View:  
 Carport Spcs: **0** Garage Spcs: **1** Waterfront: Water: **Municipal**  
 Sewer: **Sewer Connected** Restrictions: Services:  
 Lot Ftrs: **Curb & Gutter, Easy Access, Quiet Area, Shopping Nearby, Sidewalk**

#### Legal/Public Records

Assessed: **\$762,000** Assess Yr: **2024** Taxes: **\$5,254** Tax Year: **2022**  
 PID: **018-291-198** Roll No: **08206.456** Zoning: **R-1** Zone Desc: **Residential**  
 Plan Number: **VIP56694** Lot: **4** Block: District Lot:  
 Legal Description: **Lot 4, Section 32, Township 1, Comox District, Plan VIP56694**





## The BC Oceanfront Real Estate Team



**Shelley McKay**  
**Personal Real Estate Corporation**  
250-830-4435



**Ed Handja**  
**Personal Real Estate Corporation**  
250-287-0011

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Zoning: R-1  
City of Campbell River

2022 Taxes: \$5254.00

Longitude: 49°59'N Latitude: 125°14'W

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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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