

Fantastic Family-Sized Rancher in a Great Location



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754 Christopher Rd
Campbell River, Vancouver Island
\$549,900 Canadian



bcoceanfront.com



This is not your basic starter rancher!

The 1490sqft home offers 3 bedrooms, 2 bathrooms including a 3 piece ensuite in the primary bedroom, a living room and a family room, and an open, welcoming kitchen with a large custom central island



A wood panel accent wall in the living room features a wood stove, and a sliding door in the kitchen leads to a nice back-yard deck.

The kitchen and bathrooms feature vinyl flooring while the living spaces and bedrooms have dark laminate. The kitchen island has faux stonework facing the living room, with a large live-grain edged wood countertop. The white cabinetry in the kitchen gives a nice bright atmosphere and also includes a pantry.

Off the kitchen is a family room that leads to a laundry room with a door to the outside carport area. All bedrooms are down one end of the house, with the kitchen central and the living room and family room at the other end of the house.

The western-facing backyard is fully fenced and there is a small shed in one corner as well as the deck. The front yard is level lawn. A carport offers covered parking, and there is space at the side of the driveway for an RV.





3 beds | 1490sqft home | 2 bath

Near schools, recreation facilities and the Mercroft shopping centre, this 1490sqft rancher is in a perfect location for a family or couple who want easy access to amenities while not being downtown.

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.



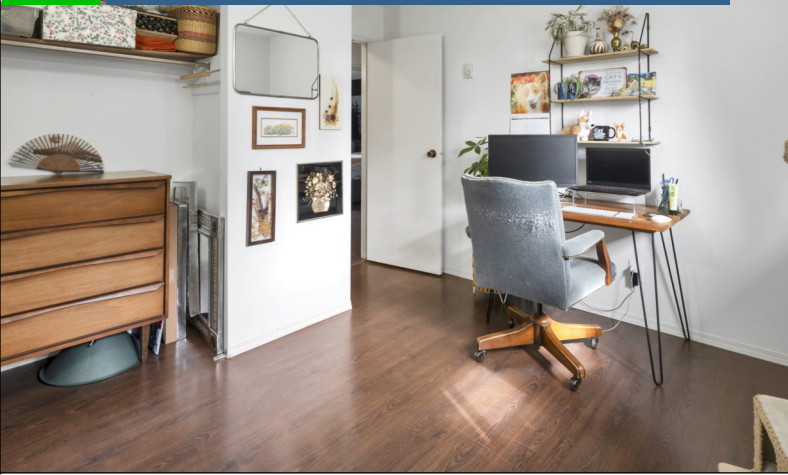


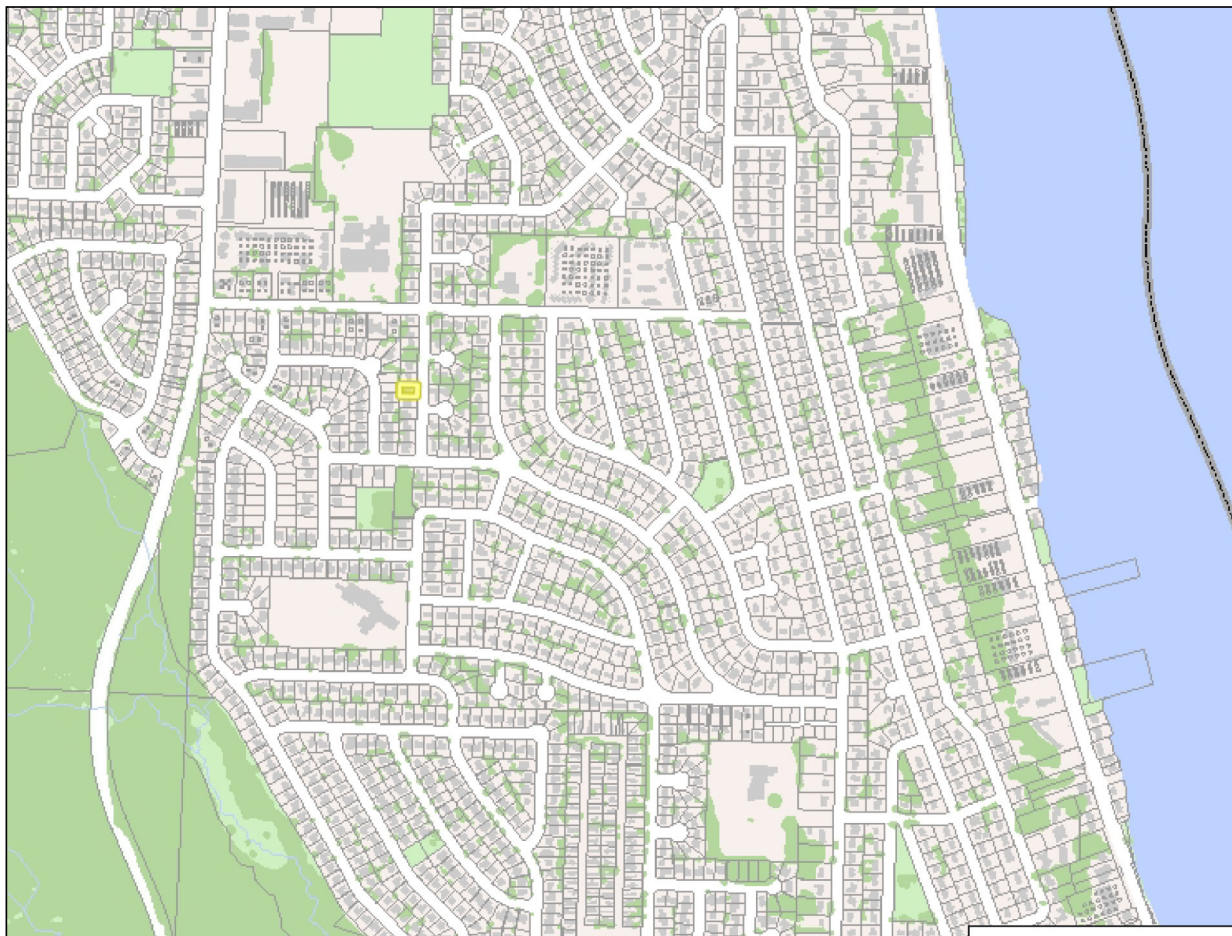
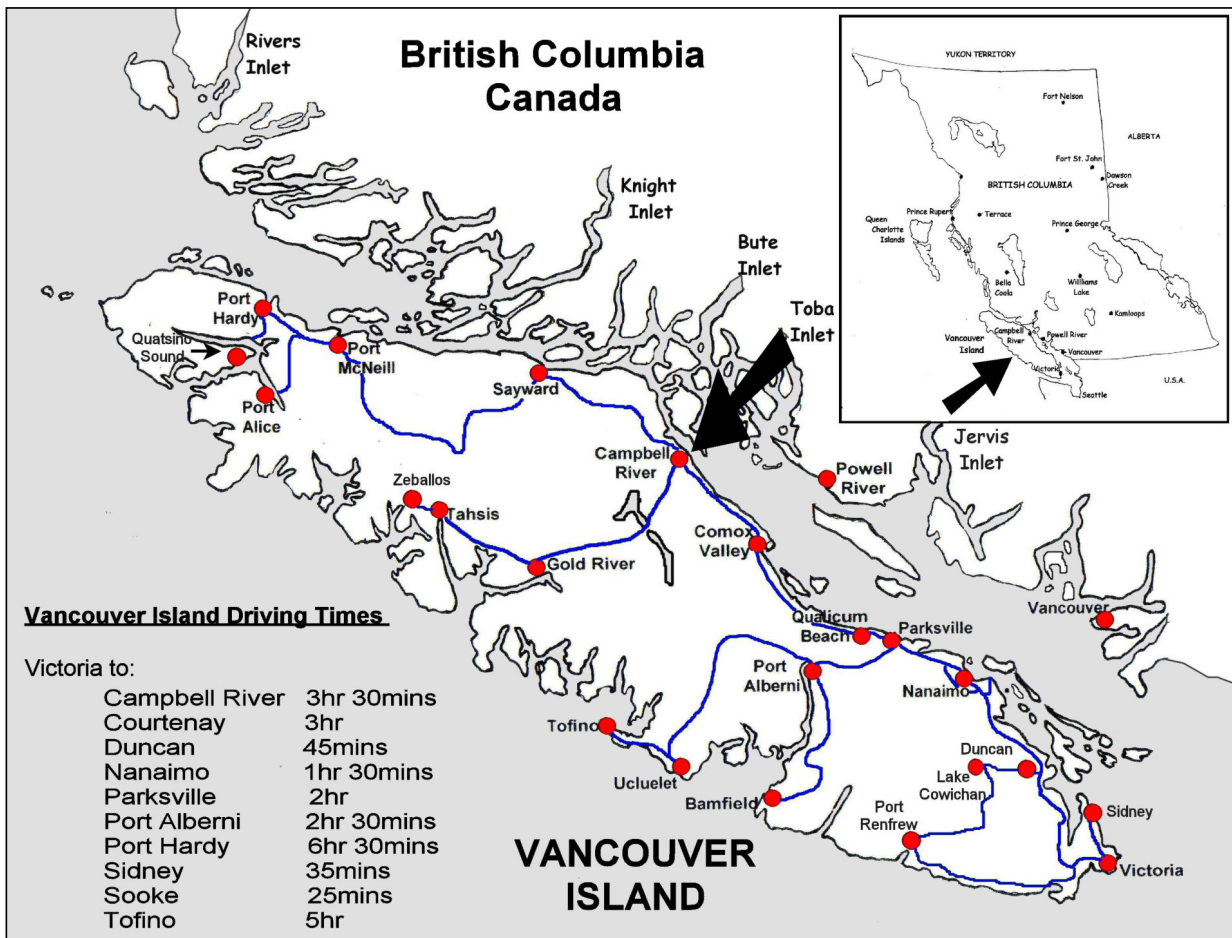
754 Christopher Rd, Campbell River

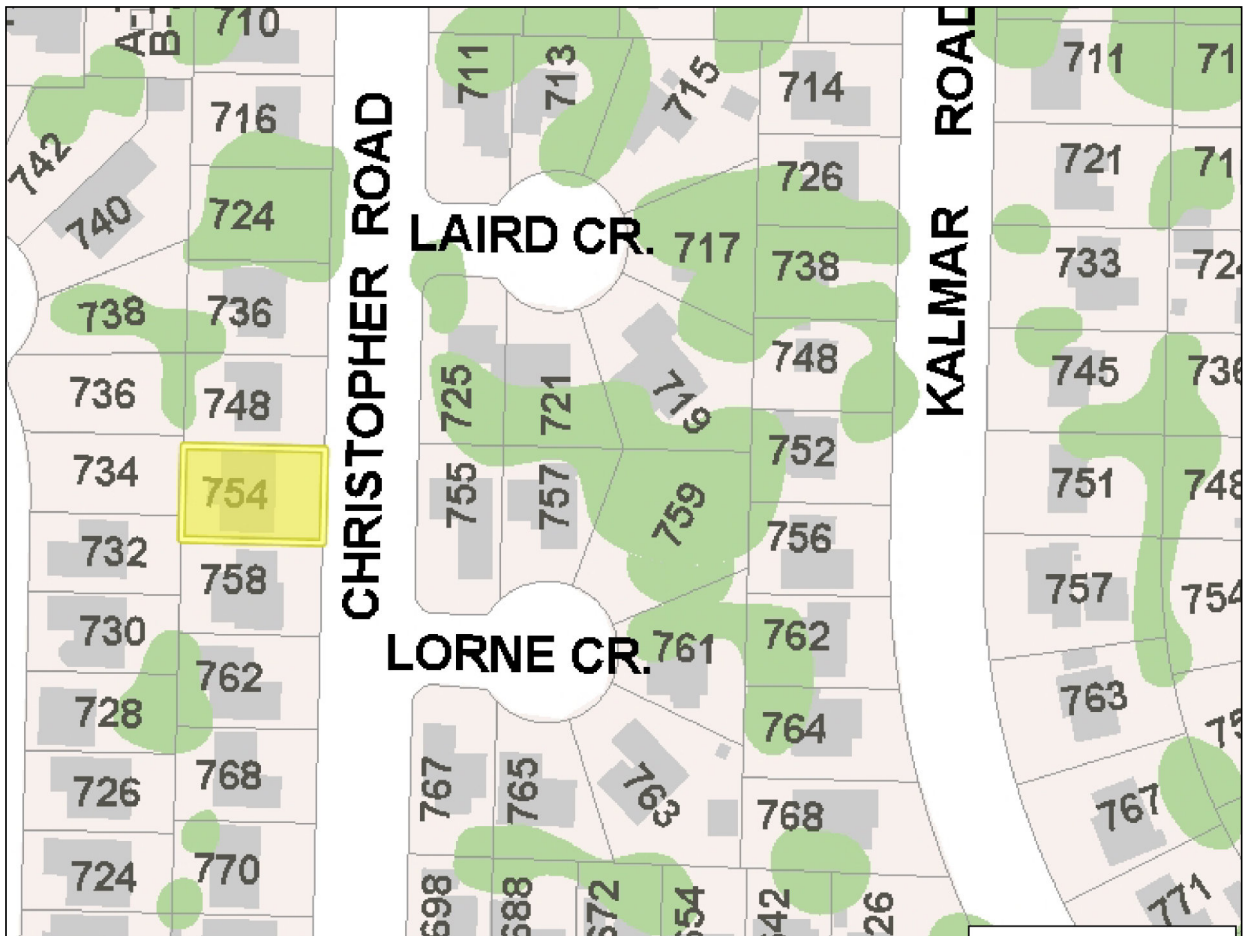
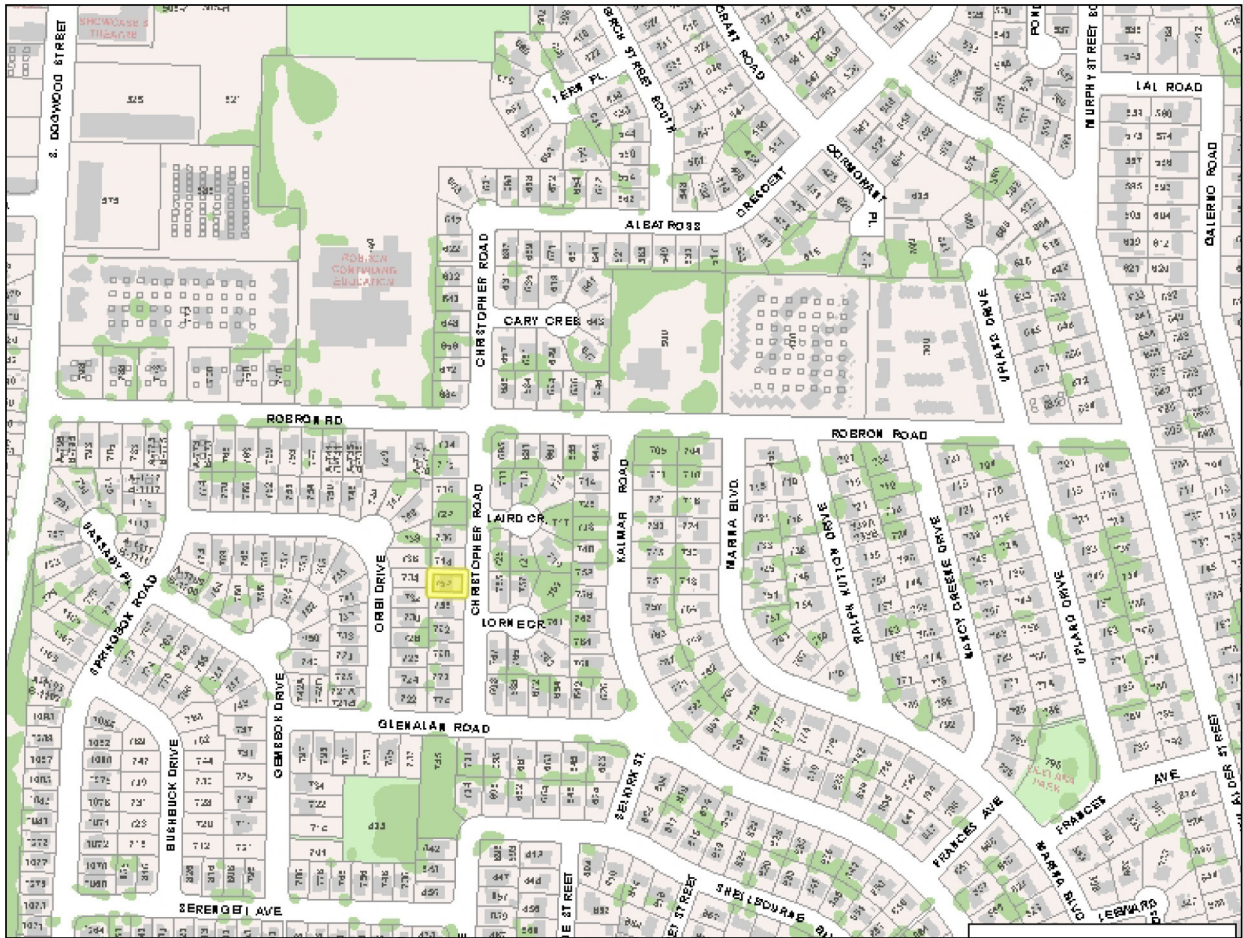
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CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

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
Zoning Bylaw 3250, 2006

Schedule "A"

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**

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 19th 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.



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 theteam@bcoceanfront.com



888-286-1932
 250-286-3293

754 Christopher Rd Campbell River BC V9W 5Z9
 MLS® No: **962938** **\$549,900** **Active**



Not your basic starter rancher! It offers 3 bedrooms, 2 bathrooms including a 3 piece ensuite in the primary bedroom, a living room and a family room, and an open, welcoming kitchen with a large custom central island. A wood panel accent wall in the living room features a wood stove, and a sliding door in the kitchen leads to a nice back-yard deck. The kitchen island has faux stonework facing the living room, with a large live-grain edged wood countertop. Off the kitchen is a family room that leads to a laundry room with a door to the outside carport area. The western-facing backyard is fully fenced and there is a small shed in one corner as well as the deck. The front yard is level lawn. A carport offers covered parking, and there is space at the side of the driveway for an RV. Near schools, recreation facilities and the Mercroft shopping centre, this 1490sqft rancher is in a perfect location for a family or couple who want easy access to amenities while not being downtown.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	11'5x11'4
Bedroom	Main	11'5x11'4
Bedroom - Primary	Main	11'2x11'6
Dining Room	Main	8'2x11'6
Ensuite	Main	3-Piece
Family Room	Main	12'5x15'1
Kitchen	Main	11'4x11'6
Laundry	Main	12'2x7'5
Living Room	Main	18'0x15'4

MLS® No: **962938** List Price: **\$549,900**
 Status: **Active** Orig Price: **\$549,900**
 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: **2** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **1,490** UnFin SqFt: **0** SqFt Total: **1,490** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **In House**
 Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Baseboard, Wood** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1980** Front Faces: **East** Storeys:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Block** Bldg Warranty:
Insulation: Walls Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck**

Lot

Lot SqFt: **6,534** Lot Acres: **0.15** Dimensions: Shape:
 Park Type: **Carport** Park Spcs: **2** View: **Mountain(s)** Waterfront: Water: **Municipal**
 Carport Spcs: **1** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Central Location, Family-Oriented Neighbourhood, Quiet Area, Recreation Nearby, Shopping Nearby, Sidewalk**

Legal/Public Records

Assessed: **\$565,000** Assess Yr: **2024** Taxes: **\$4,189** Tax Year: **2022**
 PID: **001-239-414** Roll No: **08202.099** Zoning: **R-1** Zone Desc: **Residential**
 Plan Number: **VIP30682** Lot: **6** Block: District Lot: Land District:
 Legal Description: **Lot 6, Section 32, Township 1, Comox District, Plan VIP30682.**



Zoning: R-1
City of Campbell River

2022 Taxes: \$4,189

Longitude: 49°99'N Latitude: 125°24'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
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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.

The BC Oceanfront Real Estate Team



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