

# Unique Riverfront Property!



2450 Campbell River Road



*Located right on the river, this home was built to enjoy the incredible riverfront views. From the privacy of your large deck you can watch the salmon swim, the fishermen casting, or sit back & enjoy all that nature has to offer. The home is an older bungalow oozing with cottage charm, featuring a country style kitchen, family room, separate living room/dining room with fireplace & 2BRs. The master ensuite is surrounded by windows where you can enjoy the amazing river views from your tub. The 2nd BR enjoys a cheater 3-piece BA. Bonus: separate quaint studio/guest house also situated right on the river & connected to the house by a boardwalk/balcony. The studio/guest house features an open living with separate servery & 2-piece BA. These riverfront properties are rare. A must see!*



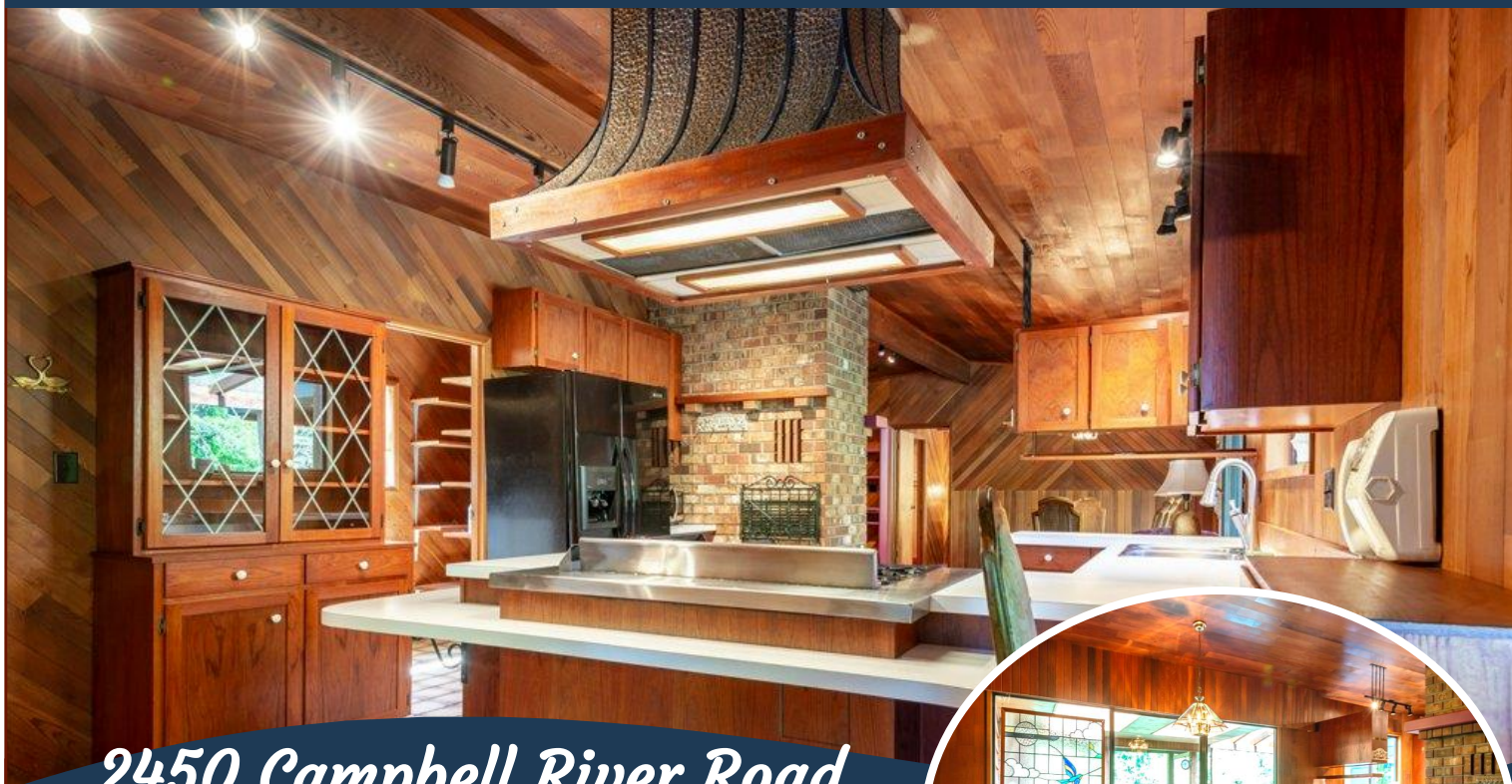
**Dockside Realty Ltd.**  
Victoria Gulf Islands

SUZI JACK, \*PREC, LICENSED REALTOR®

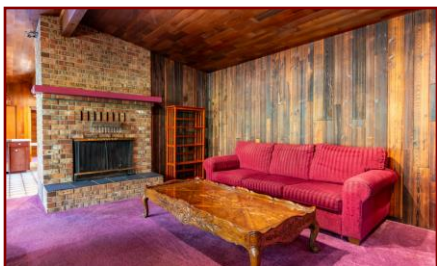
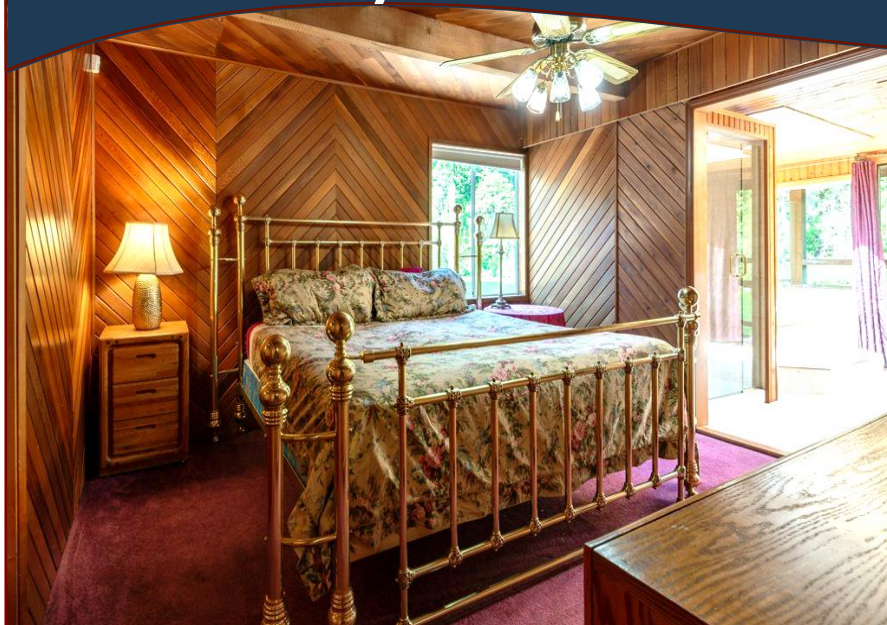
Office: 250-656-5062 Cell: 250-203-3919 [www.DocksideRealty.ca](http://www.DocksideRealty.ca)



# Property Details



2450 Campbell River Road



**Year Built (est):**  
1960

**Lot Acres:** 0.16

**Bedrooms:** 3

**Bathrooms:** 3

**Fin SqFt:** 1,537

**Unfin SqFt:** 243

**Bsmt:** Crawl Space

**Water:** City/Munic.

**Waste:** Sewer

**Foundation:**  
Concrete Poured,  
Post & Pad

**Roof:** Metal

**Ext Fin:** Wood

**Fuel:** Wood, Electric

**Heat:** Electric

**Features:**

- Riverfront
- Riverside Deck
- Guest Accom.
- No Step Entrance
- Private



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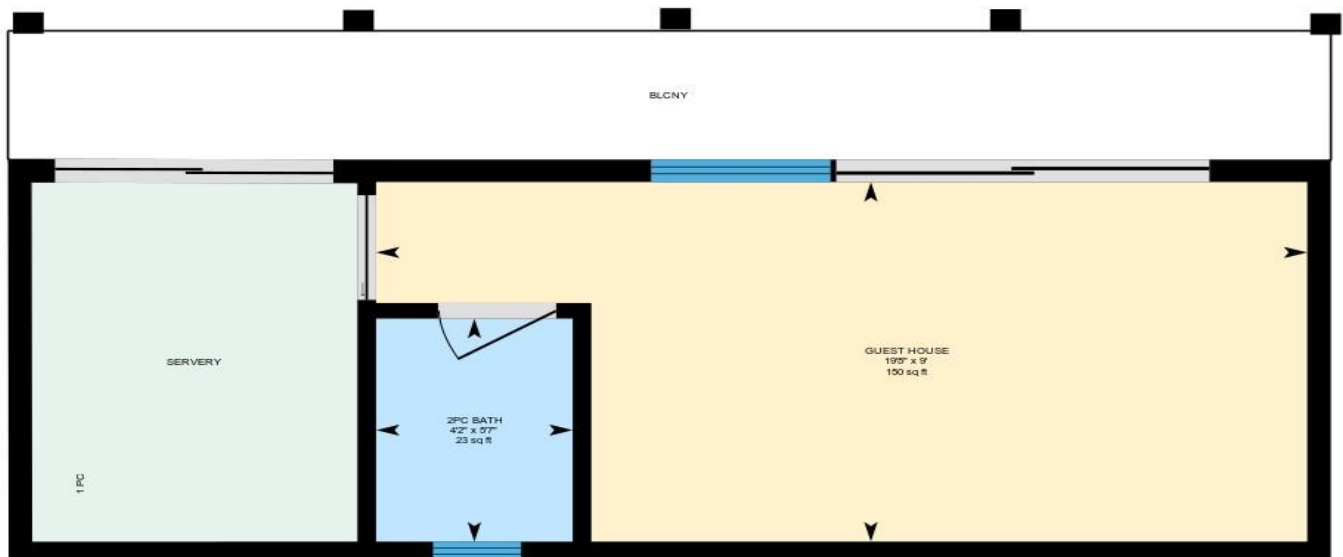
# Floor Plans

## 2450 Campbell River Rd, Campbell River, BC

Main Floor Total Exterior Area 1408 sq ft



Guest House Total Exterior Area 280 sq ft



0 2 4 ft

PREPARED: May, 2020



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



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An aerial photograph of a residential property. A blue rectangular highlight is drawn over a paved area, likely a driveway or parking space, adjacent to a house. The surrounding area includes trees, other houses, and a road. Text overlays on the image include "NO. 28" and "O'LEARY" in the bottom left, and "2420" in the bottom right.