

# Westcoast Waterfront Lifestyle!



2845 North Beach Drive



## House Features

- Air Conditioning and HRV
- Vacuflo - individual zone controlled
- Zoned in floor heating, both levels
- Spray foam insulation
- Additional Rubber membrane around concrete foundation
- Zoned Wi-Fi sound system

## Kitchen

- Prep sink in island
- Vacuflo floor sweeps
- Bar fridge in island
- Wine rack in island

## Living Room

- In-floor electrical outlets
- Natural gas fireplace

## Theatre Room

- Surround sound built in
- Wet bar
- Bar fridge with ice maker
- Patio doors to downstairs patio





# Features & Highlights



**2845 North Beach Drive**

*Located in Campbell River, this stunning home checks all the boxes for living a Westcoast lifestyle. Nestled within a prestigious enclave of luxury homes in a gated waterfront community, and custom built by award winning Crowne Pacific Homes, this home will be sure to impress the most discerning of buyers. Within this almost 4400-sqft of living space, the design was meant to capture the amazing ocean views and marina life, while presenting a functional, warm, and inviting space to enjoy the indoor and outdoor living areas. Inside you will find a grand entrance, large open concept living with vaulted ceilings and dramatic floor to ceiling gas fireplace. The Chef's kitchen includes double oven, induction cooktop, large entertaining island, and opens out to an amazing outdoor entertaining area complete with overhead heaters and BBQ area. The master suite is designed to take in the breathtaking views and has a gorgeous ensuite with walk-in closet and direct access to the laundry room. There are 2 other bedrooms that have a jack and jill bath and also enjoy the ocean views. Rounding out this spectacular home is a fish cleaning room, theatre room, craft/office room, additional bedroom/office, and an attached triple car garage. Also, on this 1/2 acre property is a firepit area, 40 ft dock with year round usage for your boat, kayaks. The BONUS is a separate 1500-sqft ultimate man cave complete with over-height door, vehicle hoist, mezzanine, wet bar, 2 pc bath, welding and air compressor plugs, exhaust fan, gas heater, and an attached 18x50 enclosed over-height carport with full RV hook up.*





# Features & Highlights



2845 North Beach Drive



**Year Built (est):**  
2016

**Lot Acres:** 0.499

**Bedrooms:** 4

**Bathrooms:** 5

**Fin SqFt:** 4,300

**Unfin SqFt:** 1,487

**Water:** City/Munic.

**Waste:** Sewer

**Foundation:**  
Concrete Poured,

**Roof:** 50 year,  
Algae protected,  
Fiberglass Shingle

**Ext Fin:** Stucco,  
Stone

**Fuel:** Natural Gas

**Heat:** Radiant in-  
floor, Heat pump, &  
Gas

**Dockside Realty**  
Victoria | Gulf Islands

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# Features & Highlights

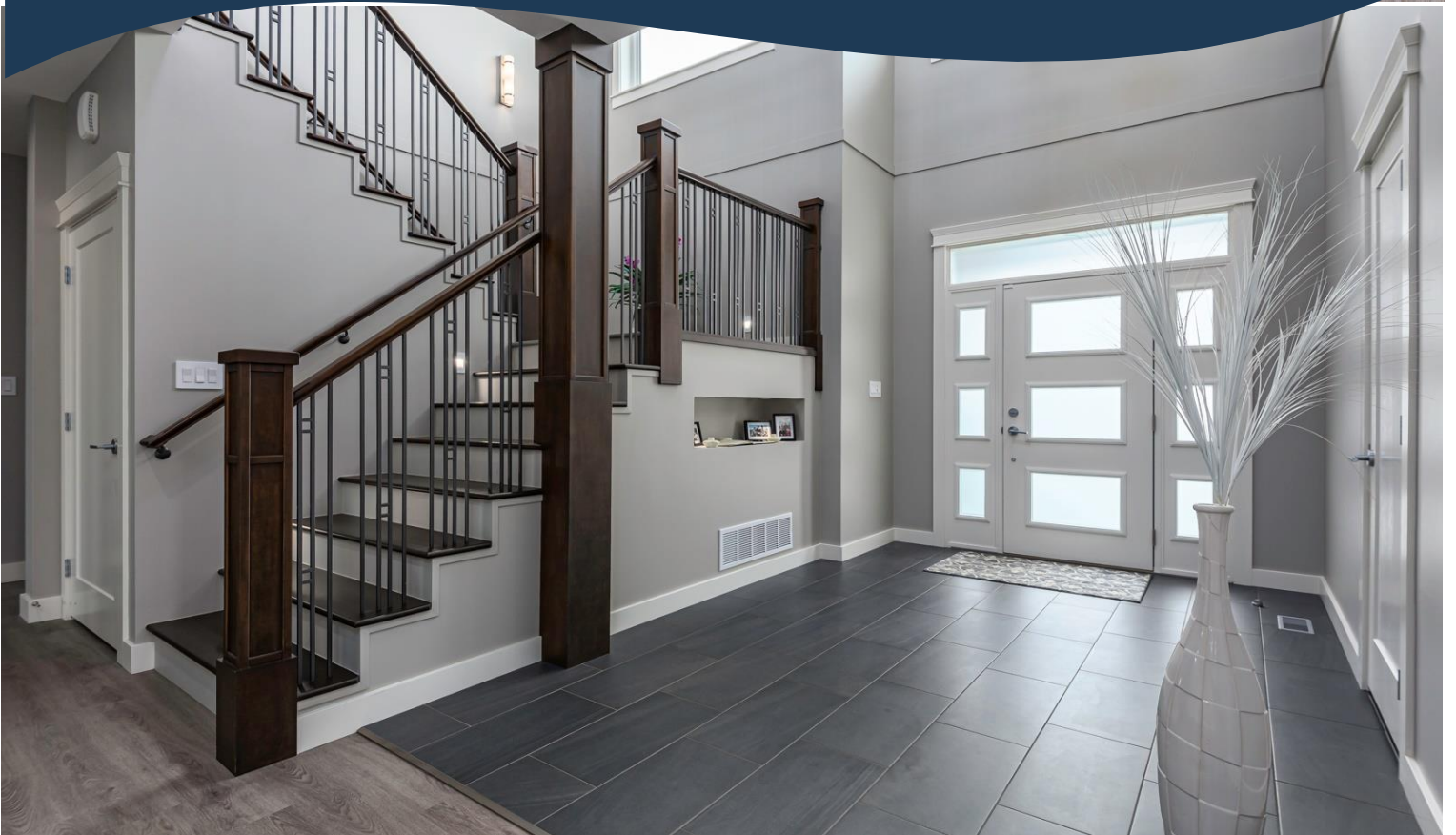




# Grand Entrance



*2845 North Beach Drive*



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# Floor Plans

2845 North Beach Drive, Campbell River, BC

Entry Floor Total Exterior Area 2282 sq ft



PREPARED: May, 2020

Main Floor Total Exterior Area 2106 sq 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://yourguide.com/measure/>.

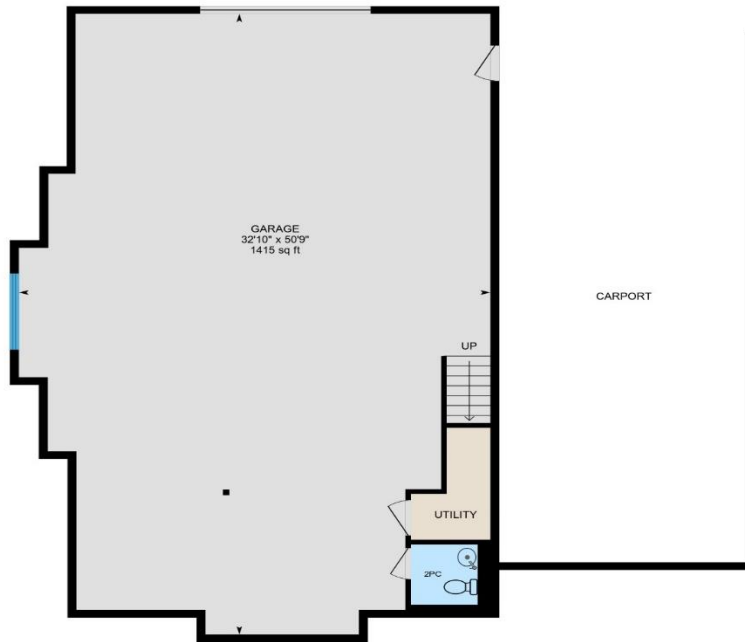


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2845 North Beach Drive, Campbell River, BC

Main Floor Total Exterior Area 1593 sq ft

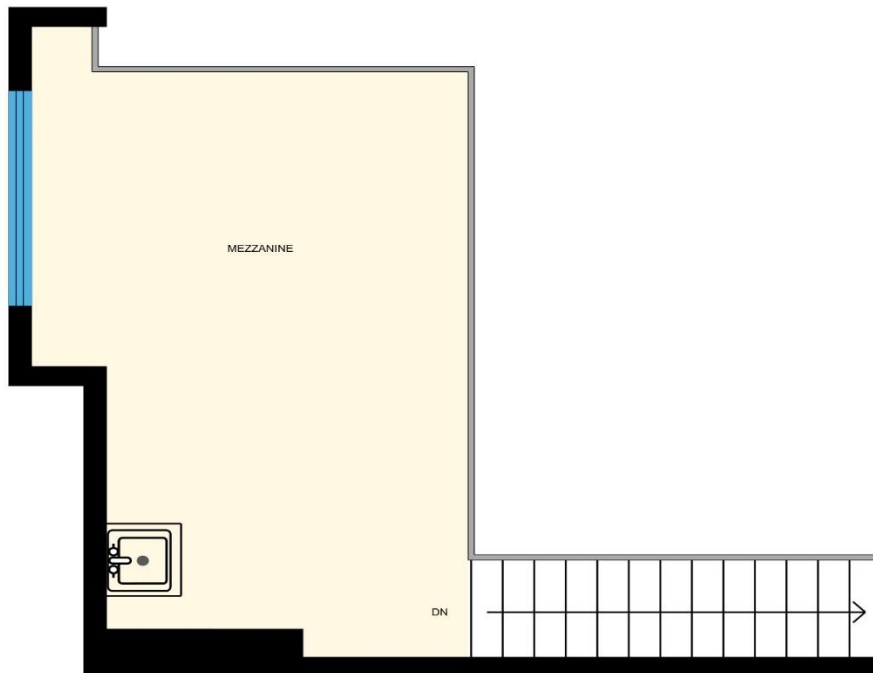


0 4 8 ft

PREPARED: May, 2020



Mezzanine Total Exterior Area 236 sq ft



0 2 4 ft

PREPARED: May, 2020



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