#### Rare Find!



This home checks all the boxes! Rarely do homes come up for sale in this neighbourhood, located on a quiet dead-end street close to an elementary school, golf course and all the city amenities. Upstairs is a large living room, dining room with gas fireplace and vaulted ceiling, a bright kitchen with built in oven, microwave, and bay window eating nook that leads to a sunny deck with views of the ocean, city, and mountains. The master bedroom features an ensuite with jacuzzi tub & separate glass block shower, and french doors leading out to another private deck. Completing the top floor are 2 additional bedrooms. Downstairs is a den, laundry room, one-bedroom in-law suite, and an oversized double garage. Outside there is a separate detached garage/workshop, RV parking, large, flat, stamped concrete driveway and back patio, and a fenced back yard. This will not last long!!!







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# Features & Highlights







Year Built (est):

1994

Lot Acres: 0.21

Bedrooms: 4

Bathrooms: 3

**Fin SqFt:** 2,214

Water: City/Munic.

Waste: Sewer

Foundation:

Concrete Poured.

Roof: Fiberglass

Shingle

Ext Fin: Stucco

Fuel: Natural Gas

Heat: Forced Air



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## Floor Plans

#### 1932 Bear PI, Campbell River, BC

Upper Floor Total Exterior Area 1294 sq ft



Lower Floor Total Exterior Area 920 sq ft

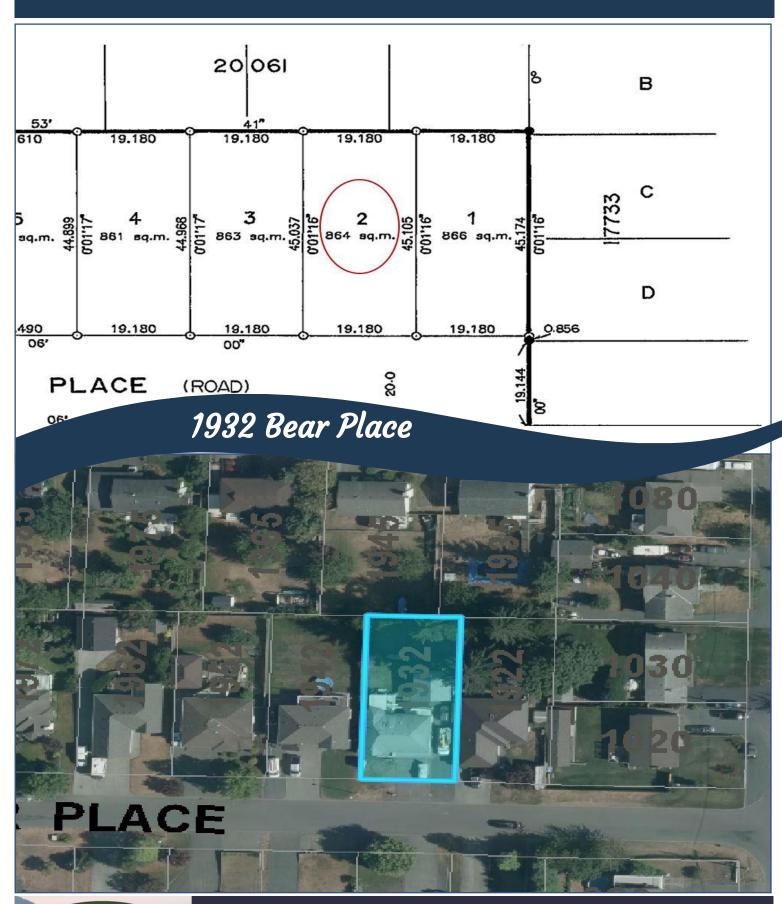


PREPARED: Oct 2020

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification



### Plot Plan & Aerial





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