



1195 Blesbok Rd., Campbell River, BC

\$768,000

This wonderful 5-bedroom, 3 full bathroom home offers 2,840 sq ft of living space with a main level entry and walk out basement. Enjoy the serene park-side location with beautiful park views right from your doorstep. Recent updates include a new roof in 2023, new windows in 2022, and a hot tub that's only 4 years old as well as newly installed vinyl plank flooring on the kitchen and lower level. The property boasts ample storage and potential for a suite, making it ideal for extended family or rental income. Relax in the hot tub or tend to your garden with two greenhouses and an amazing variety of fruit trees and berry patches. Whether you're looking for a peaceful retreat or a home with endless possibilities, this property has it all!

- 5 Bedrooms
- 3 Full Bathrooms
- 2,840 Square Feet
- Main Level Entry with Basement
- 2 Greenhouses and Many Fruit Trees
- Many upgrades and special features



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1195 Blesbok Road, Campbell River

- New roof in 2023
- New windows in 2022
- Hot water tank in 2020 – 60 gallons
- Natural gas forced air furnace
- New vinyl plank flooring in the basement and kitchen
- Stain for deck and fencing to remain for the new buyer
- Baseboard heat throughout (has never been used)
- Average hydro bill is \$125/month
- Four-year-old hot tub
- Rainwater collection barrels
- Adjacent to park

Grow your own produce:

Rhubarb, strawberries and raspberries (2 big patches) , 6 blueberry bushes, 2 espalier apple trees with 6 varieties of apples, 2 fig trees, grape vines.

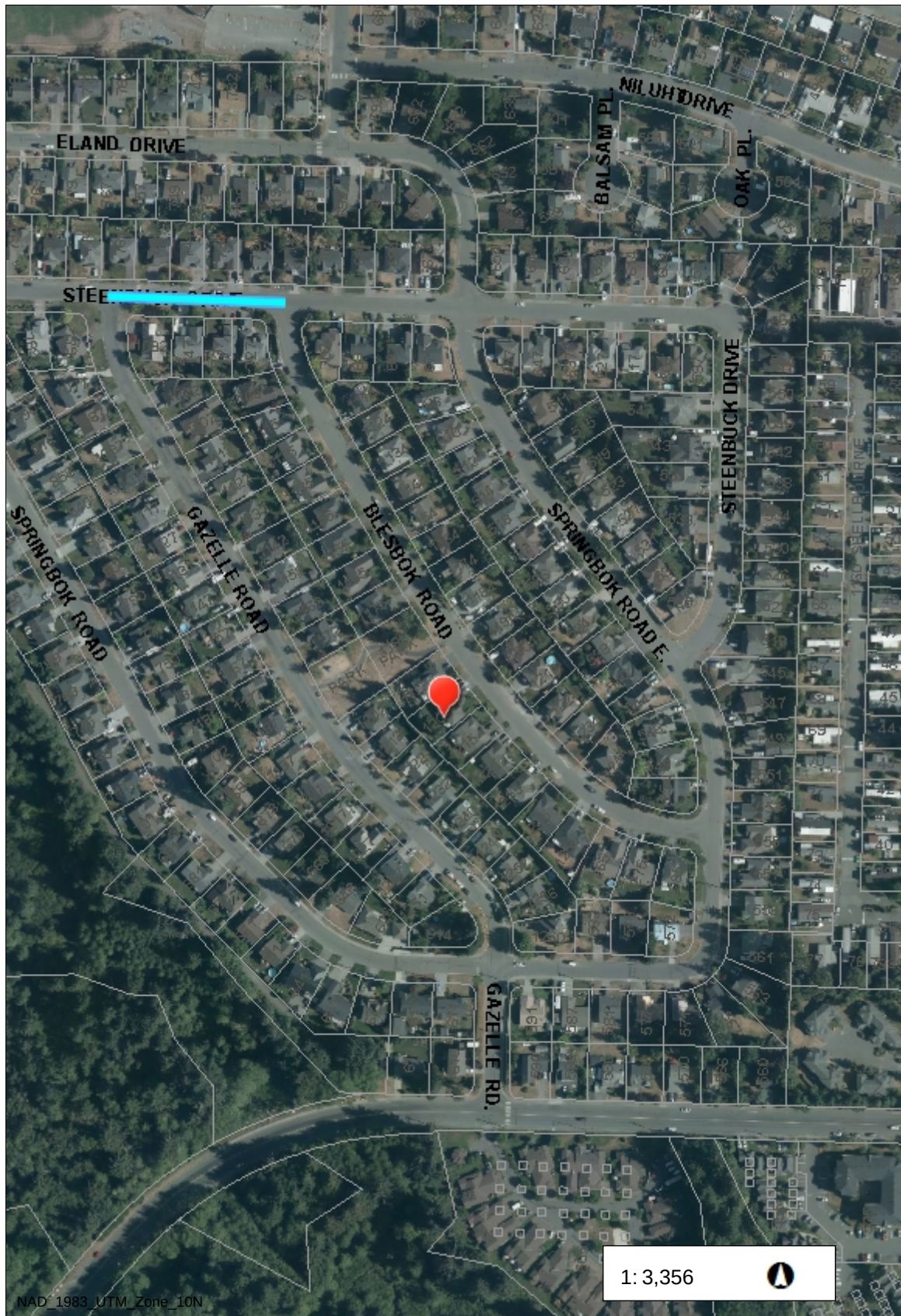
Two handmade green houses in good condition.



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

 Property Parcels



67 0 67 134 Meters

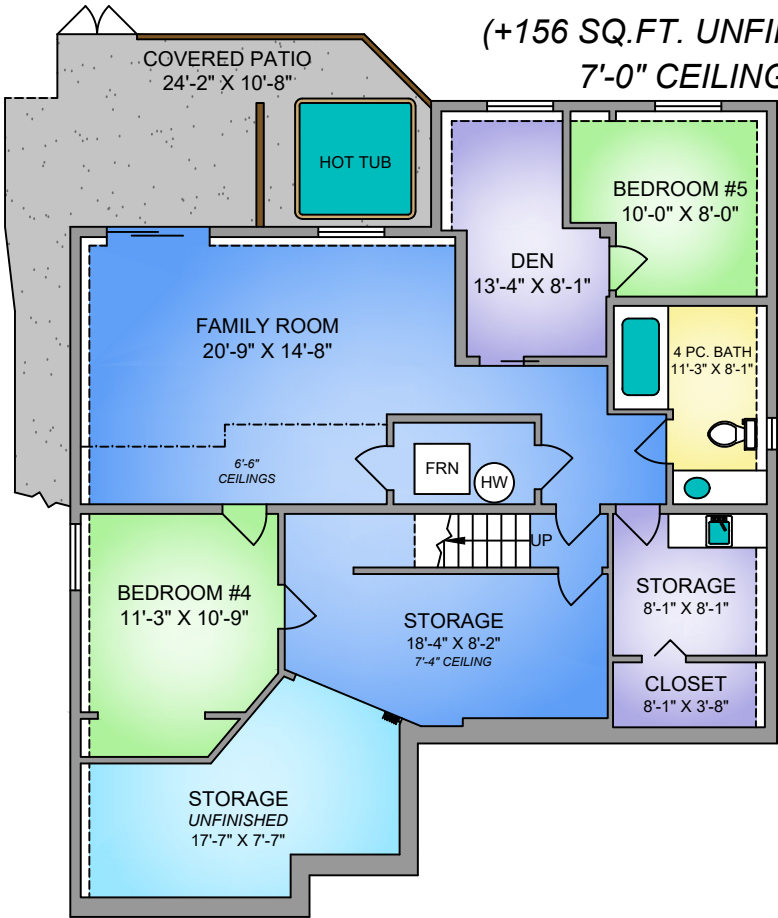
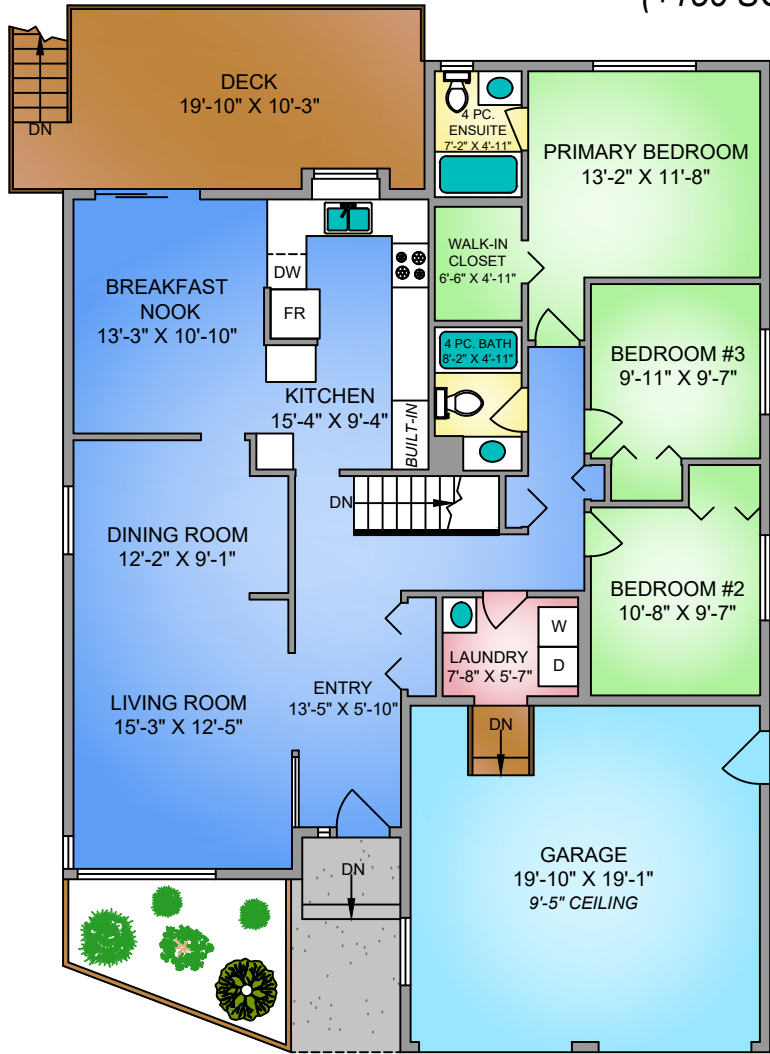
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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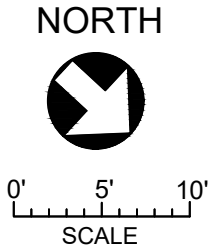
MAIN FLOOR
1498 SQ. FT.
8'-0" CEILINGS

1195 BLESBOK ROAD
2840 SQ. FT.
(+156 SQ.FT. UNFINISHED)

LOWER FLOOR
1342 SQ. FT.
(+156 SQ.FT. UNFINISHED)
7'-0" CEILINGS



1195 BLESBOK RD. JAN. 06, 2025				
This floor plan has been laser measured and drafted by a professional Drafting Technician using AutoCAD software. Private resale or modification of this copyrighted document to a third party by any individual or entity, other than the original creator is strictly prohibited. Plans may not be 100% accurate. Buyer must verify any critical measurement.				
FLOOR	AREA (SQ. FT.)			
	FINISHED SQ.FT.	UNFINISHED SQ.FT.	DECK/PATIO	GARAGE
MAIN	1498	-	214	408
LOWER	1342	156	225	-
SUB-TOTAL	2840	156	-	-
TOTAL	2996		439	408



Bylaw 3958, 2024 Added "Residential Infill (R-I)" Zone June 04, 2024

5.24 RESIDENTIAL INFILL (R-I) ZONE

Purpose: To accommodate residential development of up to four units.

5.24.1 Permitted Uses:

On any lot, the following uses are permitted:

- a) dwelling units
- b) bed and breakfast accommodation
- c) home-based business

5.24.2 Lot Area and Frontage

- a) The minimum lot area shall be 350 square metres
- b) The minimum lot frontage is 10 metres

5.24.3 Lot Coverage

- a) The maximum lot coverage of all buildings is 50%
- b) The maximum lot coverage for Impermeable Surfaces is 70%

5.24.4 Density

- a) A maximum of three dwelling units are permitted on lots measuring less than 280 m² and within the urban containment boundary.
- b) A maximum of four dwelling units are permitted on lots measuring more than 280 m² and within the urban containment boundary.

Bylaw 3970, 2024 – Rear yard amended – September 05, 2024

5.24.5 Minimum Dimensions Required for Yards

Yards in this zone must have the following minimum dimensions:

Front yard:	Minimum 4.0 metres
Rear yard:	Minimum of 3.0 metres; *If the entire rear yard abuts a lane, the minimum rear yard setback is 1.5 metres
Side yard:	Minimum 1.2 metres
Side yard adjoining a road:	Minimum 3.5 metres
Setbacks between buildings:	Minimum 2.5 metres

Bylaw 3970, 2024 – Renumbered, added i) of ii) – September 05, 2024

- 5.24.6** i) A zero (0.0m) metre side yard is permitted for attached units on “strata lots,” or 1.5 metres minimum side yard to a “strata lot line” for end units or detached units. Further, for “strata lots,” the front yards are minimum 1.5 metres, provided that parking requirements are met, and rear yards are minimum 5.0 metres.
- ii) In order to provide adequate parking area, the front yard setback in front of the opening to a garage or a carport shall be a minimum of 6.0 metres

Bylaw 3970, 2024 – Struck and amended – September 05, 2024**5.24.7 Building Height:**

If the Dwelling Unit is setback a minimum of 3.0m from the rear property line, the maximum height may be the lesser of 7.0m or 2 storey. If the Dwelling unit is setback a minimum of 5.0m from the rear property line, the maximum height may be the lesser of 10.0m or 3 storey.

Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the “top of the ridge” adjacent to or within that lot. The geodetic height for the “top of the ridge” will be determined by the City and confirmed by BCLS.



Michele Courtney

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The Name Friends Recommend

Ph: 250-703-1571



1195 Blesbok Rd
CR Campbell River Central ~ V9W 7X6

Interior Details

Layout: Main Level Entry with Lower Level(s)

Bedrms: 5 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,840
Bth 4Pce: 2 **Unfin SqFt:** 156
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** None
Ens 3Pce: 0 **Basement:** 7' / Full
Ens 4+Pce: 1 **FP Feat:**

App Incl:
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	11'3x10'9
Bedroom	Lower	10x8
Den	Lower	13'4x8'1
Family Room	Lower	20'9x14'8
Storage	Lower	18'4x8'2
Bathroom	Main	4-Piece
Bedroom	Main	9'11x9'7
Bedroom	Main	10'8x9'7
Bedroom - Primary	Main	13'2x11'8
Dining Room	Main	12'2x9'10
Eating Area	Main	13'3x10'10
Ensuite	Main	4-Piece
Entrance	Main	13'5x5'10
Kitchen	Main	15'4x9'4
Laundry	Main	7'8x5'7
Living Room	Main	15'3x12'5
Walk-in Closet	Main	6'6x4'11
Deck (Unfin)	Main	19'10x10'3

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,342	1,498	0	0	0
Beds	2	3	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 983813 **List Price:** \$768,000
Status: Active **Orig Price:** \$768,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$5,907 **Strata Fee:**
2025 Asmt: \$758,000 **Title:** Freehold

Remarks

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Building Information

Built (est): 1994 **Lgl NC Use:**

Oth Equ:

Const Mt: Insulation: Ceiling, Insulation: Walls, Vinyl Siding

Ext Feat: Balcony/Deck, Fenced, Garden

Frnt Faces: NE

Bldg Style:

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: None

Heat: Baseboard, Forced Air, Natural Gas

Roof: Fibreglass Shingle

Fndn: Poured Concrete

Accss:

Lot/Strata Information

Lot Size: 8,276sqft / 0.19ac

Dims (w/d):

Waterfront:

Prk Type: Attached, Garage, Garage Double, RV Access/Parking

Water: Municipal

Waste: Sewer Connected

View: Mountain(s)

Services:

Lot Feat: Curb & Gutter, Family-Oriented Neighbourhood, Landscaped

Complex:

Prk Tota: 3

Rent Alld?:

SqFt Balc:

StrLots/Cplx:

Prk Cm Prp:

Yng Ag Alld?:

SqFt Prk:

Bldgs/Cplx:

Prk LCP:

Pets Alld?:

SqFt Pat:

Suites/Bldg:

Prk Str Lot:

BBQs Alld?:

SqFt Strg:

Floors/Bldg:

Str Lot Incl:

Gnd/Top?:

Lvls/Suite: 2

Shrd Am:

Unit Incl:

