



For Sale | Seawolf Estates

Campbell River, BC

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The Offering

Seawolf Estates in Campbell River is an exceptional 5.96-acre fully serviced lot situated just South of Campbell River core and benefiting from views of Discovery Passage. The current vision is for Five (5), 1.04-acre residential building lots however the Residential Two (SRD R-2) zoning supports additional densification of up to Three (3) distinct units per individual lot.

Site preparation has been largely completed, with each lot fully serviced for water, hydro, gas, and septic. The proposed subdivision has also been issued a Preliminary Layout Review (PLR) with the stipulations of such having been largely satisfied to date.



Property Overview

Civic Address: Island Hwy, Campbell River, BC V9H 1M4

Legal Description: LOT A, DISTRICT LOT 90, COMOX DISTRICT, PLAN VIP59401

PID: 018-874-738

Zoning & Land Use Considerations

Permitted Principal Uses: Residential Use

Public Utility Use

Park Use

Home Occupation Use

Permitted Accessory Uses: Agricultural use excluding the keeping of livestock

Accessory buildings

Bed and Breakfast

Residential Use is Limited to: (1.) on any lot size: One single family dwelling plus one secondary suite, or one Duplex

(2.) on any lot over 4,000 sq m (0.99 acres) and serviced by a community water system:

- (a.) one (1) Single Family Dwelling and one (1) Secondary Suite, and one (1) Accessory Dwelling Unit; or
- (b.) One (1) Duplex and one (1) Accessory Dwelling Unit

Please refer to the SRD zoning bylaw for additional information and use stipulations.



Property Features



Density bonusing potential



Stunning Ocean Views



Convenient access to both the coastal Island highway and primary Inland Highway arteries



Prime Location situated within minutes of Willow Point and downtown Campbell River





Asking Price: \$2,975,000

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