

\$1,674,900 - 513 Ash St, Campbell River

MLS® #1013661

\$1,674,900

6 Bedroom, 4.00 Bathroom, 5,203 sqft

Single Family on 0.60 Acres

Campbell River Central, Campbell River,
British Columbia

Discover Coastal Luxury Nestled in one of Campbell River's most prestigious areas, this ocean view gem on the sought-after Ash St is a rare find. Perched high-bank above Discovery Passage, this 1988 West Coast custom home, cherished by a single owner, offers panoramic vistas of Quadra Island, Cape Mudge Lighthouse, and West Coast mountains as backdrops. The serene setting places the water just below, across the Old Island Highway—perfect for waterfront-inspired living. Enjoy morning coffee or evening wine on one of two back decks, watching cruise ships glide by in season. Spanning a total of 5,200+ sq ft across two levels on a 0.6-acre lot, offering 4,396 sqft of living space, this 6-bedroom, 4-bathroom executive home is primed for a retro-modern revival. Its 1990s charm and solid structure pair with modern upgrades: a forced-air furnace with heat pump and a one-year-old roof. An oversized two-bay garage adds convenience. Enter through a spacious foyer to a grand living room with three large windows showcasing the ocean where Georgia Strait meets Discovery Passage. Vaulted ceilings with custom local wood and a fireplace with handcrafted rock mantle create warmth. The upper level offers stunning views from the primary bedroom, ensuite with jetted tub, and large kitchen flowing to a generous deck. The primary suite includes a private balcony. Main level also offers two more



bedrooms, two bathrooms, dining room and kitchen. The lower level offers a large rec room with custom bar, media space, three bedrooms, a bathroom, two storage rooms, and a sunroom opening to a vast backyard with breathtaking water views. Located near the Sportsplex, Willow Point, and downtown, this home blends prime location, lifestyle, and lasting quality. Ocean views from nearly every room make it exceptional. Properties like this rarely appear; revive, reimagine, and make it yours. Seize this once-in-a-lifetime opportunity! (id:6289)

Built in 1988

Essential Information

Listing #	1013661
Price	\$1,674,900
Bedrooms	6
Bathrooms	4.00
Square Footage	5,203
Acres	0.60
Year Built	1988
Type	Single Family
Sub-Type	Freehold

Community Information

Address	513 Ash St
Subdivision	Campbell River Central
City	Campbell River
Province	British Columbia
Postal Code	V9W5L8

Amenities

Features	Central location, Hillside, Other, Marine Oriented
Parking Spaces	4
View	Mountain view, Ocean view

Interior

Heating	Electric Forced air
Cooling	Fully air conditioned
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage-Comox Valley (CV)
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