

\$729,000 - 502 Birch St S, Campbell River

MLS® #1015124

\$729,000

5 Bedroom, 3.00 Bathroom, 2,105 sqft

Single Family on 0.17 Acres

Campbell River Central, Campbell River,
British Columbia

In an appealing family neighbourhood, this 2105sqft two level home provides excellent, quick access to shopping, hospital, schools, playing fields, dog park, recreation facilities and major bus routes. As a corner lot there is easy vehicle access to the backyard at the side of the property and beside the one car garage, so there is lots of space for additional parking, an RV and/or boat, toys and more. The upper level provides all living space, including 3 bedrooms, 2 bathrooms, dining room, kitchen and living room. The living room has an attractive feature wall with wood paneling and a brick hearth and chimney, with an electric fireplace insert. A wide, covered archway leads from the living room to the dining room which is adjacent to the bright kitchen. A sliding door leads from the dining room to the large, covered deck with mountain views. The kitchen has new granite countertops, an attractive backsplash and ample cabinetry including pantry wall cupboards by the fridge. The covered deck is large, with blinds for summer heat and winter rain, allowing for year-round enjoyment of this outdoor space. Wood railings and wood paneling make this an attractive place to eat and entertain. Downstairs offers a large rec room with a gas freestanding stove, perfect for a family room, media room or hobby space (it is currently partially used as a sewing area). The other half of the downstairs is a very nice in-law suite, with two bedrooms, a full



bathroom and a kitchenette with cabinetry, sink and fridge (no stove or oven). Separate access to the outside makes this a good option for a secondary suite (with some minor adjustments), or for an in-law suite. Flat lawn and patio space make the fully fenced backyard very user-friendly. There is a separate, locked storage area underneath the covered deck. With a five-year old roof, a new heat pump in the attic, and plenty of attractive upgrades, this home is move-in ready.
(id:6289)

Built in 1979

Essential Information

Listing #	1015124
Price	\$729,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,105
Acres	0.17
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	502 Birch St S
Subdivision	Campbell River Central
City	Campbell River
Province	British Columbia
Postal Code	V9W6A8

Amenities

Features	Southern exposure, Other
Parking Spaces	4
View	Mountain view

Interior

Heating	Electric Baseboard heaters, Heat Pump
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Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage Advance Realty
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