



## 513 Ash St Campbell River BC

\$1,575,000

Custom built 1988 one owner only, Discovery Passage view home in one of Campbell River's sought-after ocean-side areas, high-bank on a 0.6-acre lot w/ views to Quadra Island, Cape Mudge Light & Coast Mtns. Ocean is directly below across Old Island Hwy w/ marine traffic & cruise ships visible from ocean-facing windows & decks. Over 5,200 sq ft on 2 levels w/ approx 4,396 sq ft finished, offering 6 Bdrm & 4 Bath in an executive-style layout for large households, multi-gen living or home office use. Main lvl living includes primary Bdrm w/ ensuite + balcony, 2 Bdrms, living, dining & kitchen opening to ocean-view deck. Rock-faced fireplace. Lower lvl features rec rm w/ bar + wood-stove insert, media area, 3 Bdrm, full bath & 2 storage rms w/ walk-out yard access & view corridor. Roof 1 yr old, FA furnace, heat pump, oversized 2 bay garage. Interior mostly original; cosmetic updates needed for modern look but strong bones & West Coast character. Large elevated view homes sell infrequently

Listing Presented By:



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