



Teri-Jean Marshall
 Cell: 250-830-8928
 terjean@royallepage.ca
 Office Ph: 250-286-3293
 Royal LePage Advance Realty

Property Full Property View

608 Nelson Rd Campbell River BC V9H 1V1 **MLS® 1029273** **\$1,039,000** **Active**



MLS® No:	1029273	List Price:	\$1,039,000
Status:	Active	Original Price:	\$1,039,000
DOM:	6	Sold Price:	
List Date:	2026-03-17	Pending Date:	
Area:	Campbell River	Sub Area:	CR Willow Point
Sub Type:	Single Family Detached	Baths:	3
Beds:	4	Fireplaces:	2
Kitchens:	1	Lot SqFt:	7,405
Parking:	4	Lot Acres:	0.17
Fin SqFt:	2,778	Unfin SqFt:	0
Title:	Freehold	Storeys:	
Strata/Pad Fee:		Year Built (Est):	2006
Taxes:	\$7,256	Tax Year:	2025

	Lower	Main	Second	Third	Other
Fin SqFt		1,512	1,266		
Bedrooms			4		
Bathrooms		1	2		
Kitchens		1			

Recent: 03/21/2026 : New Listing

This inviting floor plan masterfully balances open-concept connection with quiet corners for alone time. Whether you're hosting holiday dinners in the expansive main floor or enjoying a quiet movie night by the fire, this home feels just right. The rare perk - absolute privacy, backing onto a protected waterway, your backyard is a fully fenced peaceful retreat for kids, pets, and summer BBQs without the intrusion of rear neighbors. The grand foyer leads to elegant formal rooms and a chef's kitchen with a central island. Perfect for family time, the home features a luxurious primary suite with a private balcony and plenty of space for guests. The home also features a brand-new roof with a 10-year warranty. This home is a must see!!!

Interior

Beds: 4 2pc Baths: 0 2pc Ensuites: 0 FinSqFt Total: 2,778 UnFin SqFt: 0 Laundry: In House Accessibility: Flooring: FP Ftrs: Electric Heating: Baseboard, Electric Intr Ftrs: Window Features: Appl Incl: Other Equipment:	Baths: 3 3pc Baths: 1 3pc Ensuites: 0 FinSqFt Main Bldg: SqFt Total: 2,778 Addl Accom:	Kitchens: 1 4pc Baths: 1 4+pc Ensuites: 1 FinSqFt Aux Bldg: Basement: No Bsmt Desc: Crawl Space B&B?: Cooling: None	Fireplaces: 2 5+pc Baths: 0 Beds or Dens: 4 Layout: Main Level Entry with Upper Level(s) Storeys: Bsmt Hgt:
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Exterior/Building

Built (Est): 2006 Property Condition: Resale Construction: Frame Wood Roof: Asphalt Shingle Bldg Style: Lgl NC Use: EnerGuide Rtg: Exterior Ftrs: Fencing: Full, Water Feature Other Structures:	Front Faces: West CSA Cert No:	Stores: Foundation: Poured Concrete Access: EnerGuide Dt:	Bldg Warranty: MHR Number:
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Lot

Lot SqFt: 7,405 Restrictions: Park Type: Driveway, Garage, Open, RV Access/Parking View: Water: Municipal Lot Ftrs: Curb & Gutter, Park Setting, Recreation Nearby	Lot Acres: 0.17 Waterfront: Sewer: Sewer Connected	Dimensions: Carport Spcs: 0 Services: Park Spcs: 4 Garage Spcs: 1
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Legal/Public Records

Assessed: **\$941,000** Assess Yr: **2026** Taxes: **\$7,256** Tax Year: **2025**
 Jurisdiction: **City of Campbell River** Title: **Freehold**
 Zoning: **RI** Zone Desc: **Residential**
 PID: **026-265-923** Roll No: **06444453.798** Plan Number:
 Lot: Block: District Lot: Land District:
 Legal Description: **LOT 3, SECTION 20, TOWNSHIP 1, COMOX DISTRICT, PLAN VIP78695**

Licensee Information

Licensee Name	Phone	Brokerage	Awd Split
List: Natalie McColman	250-203-0954	Royal LePage Advance Realty	
CoList: Teri-Jean Marshall*		Royal LePage Advance Realty	
CoList2: Ronnie Sam	250-527-0036	Royal LePage Advance Realty	
Buyer:			
Seller Name: Warren Kalyn		Seller Ph:	Solicitation OK?: No
Seller 2 Name: Teresa Kalyn		Seller 2 Ph:	Tenant Ph:
Appt Ph:	Brok Fee: See financing notes		
Access Code:	Lckbx Loc: Side Garage Door		
Licensee Notes: Measurements are approximate-verify if important. Roof replacement scheduled for week of Mar 23/26. 10-year Transferrable warranty included. Contact agent for more information.			
Directions:			
Financing: 3.5% on the first 100k, 1.5% , the next 700K, 1%	Possession: Negotiable		
on bal with first physical intro, otherwise \$1000.			Occupant: Owner
Terms: Must Be Paid Off			
Agent Info:			
Showing Instructions: Appts by Showing Service, Lockbox			
<i>*Personal Real Estate Corporation</i>			

Prices/Dates

List Price: \$1,039,000	Sold Price:	Original Price: \$1,039,000	DoM: 6
List Date: 2026-03-17	Entered Date: 2026-03-21	Change Date: 2026-03-21	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Expiry Date: 2026-09-15			
Cancelled Date:	Withdrawn Date:	Status Chg: 2026-03-21	
Assess/FinSqFt: \$339	Orig/FinSqFt: \$374	List/FnSqFt: \$374	Sld/FnSqFt:
Sell/List:	List/Assess: 1.10	Sell/Assess:	LP Incl GST?: Yes

Price/Status History

Effective Date	Change Type	Prev -> New	DOM
2026-03-17	New Listing	ACT-> \$1,039,000	6

Media/Miscellaneous

Virtual Tour 1: https://youriguide.com/608_nelson_rd_campbell_river_bc
 Virtual Tour 2:
 Addnl Photos:
 Feature Sheet: <https://coastlinerealestategroup.myrealpagewebsite.com/mylistings.html/listing.1029273-608-nelson->
 Sales Brochure:
 Sound Bite:
 Foreign MLS® No: Foreign Board:
 Open Houses:
 Legacy MLS® No:







