



Home Book
for

3036 Phillips Rd, Sooke

The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



3036 Phillips Rd, Sook

Tucked into a quiet no-through road in Sooke's Saseenos neighbourhood, this well built 2,119 sq ft home sits on a private 1.6 acre wooded lot with mountain views and southern exposure. The main level offers 3 bedrooms, 2 baths including a primary with ensuite and walk-in closet, a spacious kitchen and dining area, and a sweeping 37-foot deck perfect for watching the sunset tuck behind the trees. A wood burning stove warms the living room and a double garage with graveled driveway provides ample additional parking. The lower level features two self-contained suites each with a kitchenette and living area, ideal for extended family, rental income or supportive housing. A 600 sq ft additional structure is permitted on the property per prior municipal discussions (buyer to verify), ideal for a workshop or garage. Strata fees are solely for the shared road, lots of possibilities here. See strata docs 4 details. Minutes to Sooke Village, the Galloping Goose Trail and the Sooke River Potholes.

MLS # 1039430
Fin Sq Ft 2,119
Bedrooms 4
Bathrooms 4
Taxes \$4,670 (2026)



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ETHOS

REAL ESTATE GROUP

3036 Phillips Rd Sooke BC V9Z 1K7
MLS® No: 1039430 \$850,000 Active



MLS® No: **1039430**
 Status: **Active**
 Area: **Sooke**
 DOM: **3**
 Sub Type: **Single Family Detached**
 Pend Date:
 List Price: **\$850,000**
 Orig Price: **\$850,000**
 Sub Area: **Sk Saseenos**
 Sold Price:
 Title: **Freehold/Strata**

Tucked into a quiet no-through road in Sooke's Saseenos neighbourhood, this well built 2,119 sq ft home sits on a private 1.6 acre wooded lot with mountain views and southern exposure. The main level offers 3 bedrooms, 2 baths including a primary with ensuite and walk-in closet, a spacious kitchen and dining area, and a sweeping 37-foot deck perfect for watching the sunset tucked behind the trees. A wood burning stove warms the living room and a double garage with graveled driveway provides ample additional parking. The lower level features two self-contained suites each with a kitchenette and living area, ideal for extended family, rental income or supportive housing. A 600 sq ft additional structure is permitted on the property per prior municipal discussions (buyer to verify), ideal for a workshop or garage. Strata fees are solely for the shared road, lots of possibilities here. See strata docs 4 details. Minutes to Sooke Village, the Galloping Goose Trail and the Sooke River Potholes.

Room	Level	Dims/Pieces
Bedroom	Lower	10'7x9'8
Entrance	Lower	6'8x16'2
Laundry	Lower	10'7x6'1
Bathroom-Additional	Lower	3-Piece
Bathroom-Additional	Lower	3-Piece
Kitchen-Additional	Lower	9'9x10'6
Kitchen-Additional	Lower	9'9x10'6
Living-Additional	Lower	10'7x15'1
Living-Additional	Lower	10'7x15'1
Bathroom	Main	4-Piece
Bedroom	Main	9'7x9'10
Bedroom	Main	9'4x9'10
Bedroom - Primary	Main	11'11x11'8
Dining Room	Main	7'9x12'1
Ensuite	Main	4-Piece
Kitchen	Main	8'11x11'9
Living Room	Main	17'7x19'6
Walk-in Closet	Main	9'2x4'5

Interior

Beds: **4** Baths: **4** Kitchens: **3** Fireplaces: **1** Storeys:
 FinSqFt Total: **2,119** UnFin SqFt: **0** Basement: **Yes** Addl Accom: **Exists** Laundry: **In House**
 SqFt Total: **2,119** Layout: **Ground Level Entry With Main Up** Appl Incl: **Dishwasher, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer**
 Heating: **Baseboard, Electric, Heat Recovery** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **2010** Front Faces: **North** Storeys:
 Construction: **Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood** Foundation: **Slab** Bldg Warranty:
 Lgl NC Use: Access: **Road: Paved** Roof: **Asphalt Rolled**
 Exterior Ftrs: Bldg Style:

Lot

Lot SqFt: **70,393** Lot Acres: **1.61** Dimensions:
 Park Type: **Additional, Driveway, Garage Double** Park Spcs: **4** View: **Mountain(s)** Shape:
 Carport Spcs: **0** Garage Spcs: **2** Waterfront: Water: **Well: Shallow, Other**
 Sewer: **Septic System** Restrictions: Services:
 Lot Ftrs: **Acreage, Hillside, Irregular Lot, No Through Road, Private, Quiet Area, Rural Setting, Southern Exposure, In Wooded Area**

Legal/Public Records

Assessed: **\$945,000** Assess Yr: **2026** Taxes: **\$4,670** Tax Year: **2026**
 PID: **028-144-708** Roll No: **16073603** Zoning: **RU-2** Zone Desc: **Rural Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **STRATA LOT 3, PLAN VIS6923, SECTION 13, OTTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Strata

Strata/Pad Fee: **\$0** Strata/Pad Fee Year: **2026** Prop Mgr: **Self managed** Mgr Phone:
 Complex: Bldgs/Cmplx: Str Lots/Cmplx: **3** Str Lots/Bldg:
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:
 Depr Rpt?: **No** Plan Type: **Building** Lvl's in Unit: **0** Unit's Level:
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, no pet restrictions**
Caged Mammals, Cats, Dogs
 BBQs Allwd: **Yes**
 Smoking Byl: **No**
 Unit Incl:
 Assmt Incl:
 Shrd Am:

Licensee/Agency Information

Licensee Name Phone Brokerage Awd Split
 List: **Dan Johnson*** 250-709-4987 Pemberton Holmes Ltd. (Cow Vall)
 CoList: **Amera Johnson** 778-838-8685 Pemberton Holmes Ltd. (Cow Vall)
 Appt Ph: Lckbx Loc: **Front Door** Solicitation OK?: **No** Brok Fee: **3% 1st 100K/1.5% bal**
 Licensee Notes: **Photos and measurements done by Stellar Real Estate Marketing. Court ordered sale - not a foreclosure. Shared road with 2 other properties - owners share annual maintenance (Last year was approx \$240 paid by owner). Strata is not being run in accordance with the strata property act *Please include required clauses in your offer in TO sups)- IDRPO Monday @ 7pm.**
 Agent Info: **Information Package Available**
 Showing Instructions: **Appts by Showing Service, Lockbox**
 *Personal Real Estate Corporation

LOWER FLOOR 921 SQ. FT.



MAIN FLOOR 1,198 SQ. FT.



3036 PHILLIPS ROAD

	FINISHED	UNFINISHED	GARAGE	DECK / PATIO	PORCH
MAIN	1198	-	-	301	-
LOWER	921	-	386	427	99
TOTAL	2119	-	386	728	99

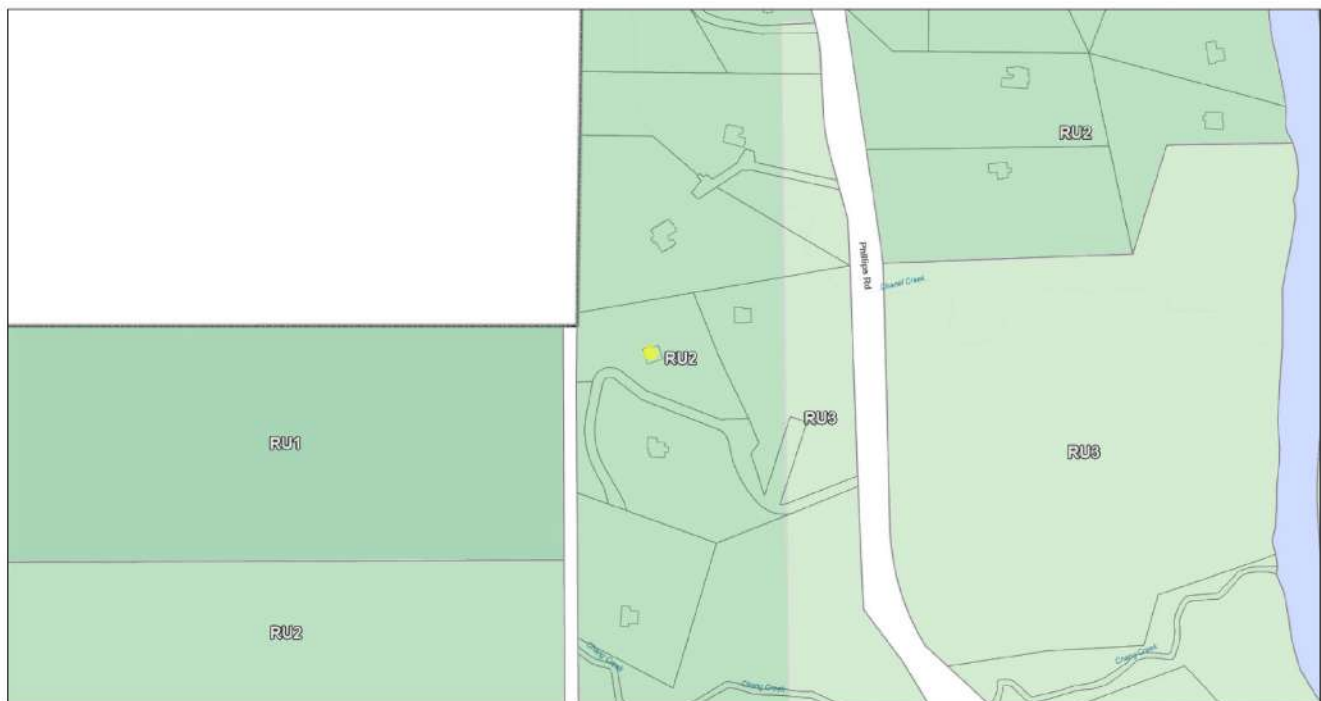
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY
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ETHOS REAL ESTATE GROUP

MEASURED ON 06/02/26, BY STELLAR REAL ESTATE MARKETING
www.stellar.ca | +1 (250) 929-1888 | info@stellar.ca



ArcGIS Web Map



3/4/2026, 11:33:14 AM

Sooke Places

Zoning Bylaw 600

Watershed, Forest & Agriculture (RU1)

Rural (RU2)

Small Scale Agriculture (RU3)

District of Sooke

Parcels

Property Boundary

R/Ws

Watercourses

River/Stream

Intermittent

Waterbodies

Water

Regional

Sooke Boundary Mask

Regional Boundary Mask

1:3,499

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

District of Sooke

Schedule 102 – Rural (RU2)

Rural

RU2

102.1 Purpose: This zone is intended to provide for varied rural uses on large rural tracts of land within the District of Sooke.

102.2 Permitted Uses: (may be subject to approval by the Provincial ALC)

Principal Uses:

- a) Agriculture
- b) Agriculture – intensive *
- c) Aquaculture
- d) Single family dwelling
- e) Duplex
- f) Manufactured home

Accessory Uses:

- g) Bed and breakfast
- h) Boarding and lodging
- i) Home-based business
- j) Secondary suite*
- k) Small suite*
- l) Vacation accommodation unit.

**See conditions of use.*

[Amended by Bylaw No. 910 (600-104) Adopted February 18, 2025]

102.3 Minimum Lot Size for Subdivision Purposes: *4 ha

** See conditions of use.*

102.4 Minimum Width for Subdivision Purposes: 85 m

102.5 Maximum Number of Residential Buildings and Structures:

a) Principal buildings and structures:

Lot Size	Number of Principal Buildings or Structures
0.4 ha or less	1 single family dwelling or 1 manufactured home or 1 duplex
0.41 ha – 0.799 ha	2 single family dwellings or 2 manufactured homes or 1 duplex
0.8 ha – 3.99 ha	3 single family dwellings or 3 manufactured homes or 1 duplex
4 ha – 15.99 ha	4 single family dwellings or 4 manufactured homes or 2 duplexes
16 ha – 31.99 ha	5 single family dwellings or 5 manufactured homes or 2 duplexes
32 ha or greater	8 single family dwellings or 8 manufactured homes or 4 duplexes

b) Secondary suites: 1 per single family dwelling

c) Small suites: 1 per single family dwelling.

[Amended by Bylaw No. 910 (600-104) Adopted February 18, 2025]

Schedule 102 – Rural (RU2)

102.6 Maximum Height:

- a) Principal Buildings: 3 storeys, up to a maximum height of 12 m
 - b) Accessory Buildings: 2 storeys, up to a maximum height of 9 m
- [Amended by Bylaw No. 910 (600-104) Adopted February 18, 2025]*

102.7 Maximum Lot Coverage:

- a) 35%
- b) Where Agricultural production is carried out in greenhouses, the maximum lot coverage is 75%.

102.8 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	5 m	5 m	1.2 m	6 m	4.5 m
Accessory Buildings or Structures				1.5 m	0 m
Farm Building or Structure	10 m	10 m	10 m	10 m	0 m
Aquaculture or Intensive Farm Building or Structure	30 m	30 m	30 m	30 m	10 m

[Amended by Bylaw No. 910 (600-104) Adopted February 18, 2025]

Schedule 102 – Rural (RU2)

102.9 Conditions of Use:

- a) A minimum lot size of 2 hectares or larger is required for Agriculture-intensive on lots not within the *Agricultural Land Reserve* and on lots that have been exempted in writing by the *Agricultural Land Commission* from the *Agricultural Land Commission Act and Regulations*. *[Amended by Bylaw No. 771 (600-78) Adopted February 10, 2020]*
- b) *[deleted by Bylaw No. 623 (600-20) adopted on January 25, 2016]*
- c) Notwithstanding Section 102.5 above, a maximum of one secondary suite or one small suite is permitted per dwelling unit in a duplex where a lot *[Added by Bylaw No. 910 (600-104) Adopted February 18, 2025]*:
 - i. Is less than 0.4 ha (4000 m²); and
 - ii. Is connected to a community sewer system.
- d) Notwithstanding Sections 102.5 and 102.9(c) above, a maximum of four dwelling units are permitted where a lot *[Added by Bylaw No. 910 (600-104) Adopted February 18, 2025]*:
 - i. Is wholly or partly within the Community Growth Area;
 - ii. Is connected to a community water system and community sewer system;
 - iii. Is larger than 280 m² and smaller than 4050 m²; and
 - iv. Is outside the Agricultural Land Reserve.

STOREY, FIRST means the lowest storey of a building having its floor not more than 2 m above grade. Localized depressions for vehicle and pedestrian entrances need not be considered for the purposes of determining grade;

STREAMSIDE PROTECTION AND ENHANCEMENT AREA means an area:

- a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- b) the size of which is determined according to this regulation on the basis of an assessment report provided by a Qualified Environmental Professional in respect of a development proposal;

STRUCTURE means anything which is constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, and includes but is not limited to a satellite dish, antenna, fence and retaining walls; but excludes concrete or asphalt or similar surfacing of a lot, signs under 6m in height, and underground utility facilities;

SUITE means either secondary suite or small suite;

SUITE, SECONDARY means an accessory dwelling unit not exceeding 90 m² in floor area, capable of being occupied year round, including provision for sleeping, cooking, sanitation, food storage and preparation, contained within a principal building used for residential purposes; *[Amended by Bylaw 910 (600-104) Adopted February 18, 2025]*

SUITE, SMALL means an accessory dwelling unit not exceeding 90 m² in floor area, detached from the principal residential building, capable of being occupied year round including provisions for living, sleeping, cooking, sanitation, food storage and preparation; *[Amended by Bylaw 910 (600-104) Adopted February 18, 2025]*

SWIMMING POOL means any structure or construction intended primarily for recreation, that is, or is capable of being, filled with water to a depth of .6 metres (2 feet) or more; excludes a hot tub;

TEMPORARY ACCOMMODATION means a total length of stay of not more than 30 consecutive days, unless otherwise specified;

TOP OF BANK means the point at which the upward ground level becomes less than one vertical to four horizontal within the Setback area, and refers to the crest of the bank or bluff where the slope clearly changes into the natural upland bench;

TOP OF RAVINE BANK means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine;

3.23 Signage

All signage shall conform to the applicable requirements of the District of Sooke's Bylaw No. 480, *Sign Regulation Bylaw, 2011*.

3.24 Steep Slope Setback

Where the building site is located at the top of a steep slope 30% or greater for a horizontal distance of 15 meters or greater, as measured from natural grade and/or is closer than 15 meters to the natural boundary of the sea or a watercourse, the setback shall be a horizontal distance from the top of bank, or toe of bank if the bank is subject to erosion, equal to 3 times the height of the bank as measured from toe of the bank. *[Amended by Bylaw 750 (600-77), Adopted September 28, 2020]*

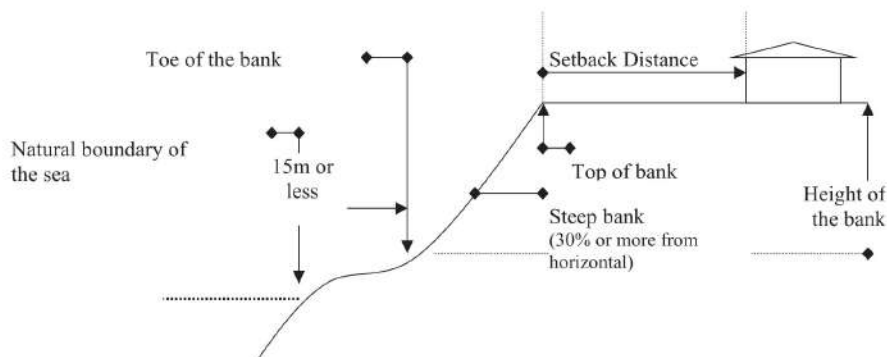


Diagram 9: Steep Slope Setbacks

3.25 Storage of Vehicles, Junk or Wrecks

- a) Storage of vehicles on any residential lot shall be limited to one unlicensed vehicle stored in the rear yard.
- b) Except in a wrecking yard in the M3 zone, no lot shall be used for the exterior storage, collection or accumulation of all or part of any derelict or wrecked motor vehicle, or all or part of any motor vehicle that is not registered and licensed in accordance with the *Motor Vehicle Act* and capable of motion under its own power.

3.26 Suites - General

- a) A bed and breakfast use shall not be permitted within a principal residential building with a secondary suite or in a small suite.
- b) The suite shall not significantly change the external residential appearance and primary character of the principal residential building or lot. *[Amended by Bylaw 910 (600-104) Adopted February 18, 2025]*
- c) See sections 3.27 and 3.28 for further information on each type of suite. *[Amended by Bylaw 910 (600-104) Adopted February 18, 2025]*

3.27 Suites - Secondary Suites

- a) A secondary suite shall not occupy more than 40% of the habitable floor area of the principal dwelling unit it is contained within. *[Amended by Bylaw 910 (600-104) Adopted February 18, 2025]*

- b) The floor area of a secondary suite shall not exceed 90 m² or be less than 40 m².
- c) A secondary suite may be used as a vacation accommodation unit.
- d) A secondary suite cannot be stratified from the principal dwelling. [Added by Bylaw 910 (600-104) Adopted February 18, 2025]

3.28 Suites – Small Suites

- a) The floor area of a small suite shall not exceed 90 m².
- b) A small suite shall be freestanding or combined with an accessory building.
- c) A small suite may be in the form of manufactured or modular home but shall not exceed a length of 13 m.
- d) A small suite may be used as a vacation accommodation unit.
- e) A small suite cannot be stratified from the principal dwelling. [Added by Bylaw 910 (600-104) Adopted February 18, 2025]
- f) For lots less than 1 ha (10,000 m²) in area, a small suite must be connected to a community sewer system. [Amended by Bylaw 910 (600-104) Adopted February 18, 2025]

3.29 Swimming Pools

- a) Swimming pools must be provided with non-climbable fencing or equivalent barrier of not less than 1.5 m in height, and a gate closure and latch shall be provided at the highest practical point. The gate must be self-closing and self-latching.
- b) Swimming pools shall be located a minimum of 3 m from any side or rear lot line and are prohibited in a front or flanking yard. This regulation shall not apply to ornamental ponds, water fountains or other decorative water features having a water depth of less than 0.6 m.

3.30 Temporary Buildings

A temporary building or structure may be placed for construction or marketing or office purposes on a lot being developed, for a period not to exceed the duration of such construction or one year.

3.31 Temporary Use Permits

- a) All Commercial and Industrial Zones, Area D of Sun River Estates CD Zone, Areas 1 and 3 of Mariner's Village CD Zone, Prestige Hotel & Resort CD Zone, Area D: Neighbourhood Commercial of Spiritwood Estates CD Zone and Knox Centre CD Zone established by this bylaw are designated under s. 492 of the *Local Government Act* as areas where Temporary Use Permits may be issued to authorize commercial or industrial uses not otherwise permitted in this bylaw, subject to the general conditions set out in the zone. [Amended by Bylaw No. 741 (600-73) Adopted September 16, 2019; previously added by Bylaw No. 726 (600-67) Adopted January 28, 2019]
- b) Temporary Use Permits for historic non-conforming non-residential uses may also be considered in the area designated Gateway Residential in the *Official Community Plan*. [Amended by Bylaw No. 741 (600-73) Adopted September 16, 2019; previously added by Bylaw No. 726 (600-67) Adopted January 28, 2019]
- c) Temporary Use Permits for Cannabis Production – Micro facilities may also be considered outside of the area designated Town Centre in the *Official Community Plan* and only on properties zoned RU1 Watershed, Forest &

Use/Activity	Parking Spaces Required
Overnight Accommodation: Campground/RV Park	1 per space plus 2
Overnight Accommodation: Hotel/Motel, Tourist Accommodation	1 per room plus 1 per 30 m ² gross floor area of office space
Police Station or Post Office	1 per 30 m ² gross floor area
Recreation Facility	1 per 40 m ² gross floor area
Religious Facility	1 per 4 seats
Residential, Single Family / Manufactured Home <i>[Amended by Bylaw 910 (600-104) Adopted February 18, 2025]</i>	2 per dwelling unit
Residential, Small-Scale Multi- Unit <i>[Added by Bylaw 910 (600-104) Adopted February 18, 2025]</i>	1.5 per dwelling unit <i>[Added by Bylaw 910 (600- 104) Adopted February 18, 2025]</i>
Residential, Medium Density/ High Density Multi-family/Tent Lot Residential	1.5 per dwelling unit
Residential, Senior Citizen Housing	1 per dwelling unit
Retail / Service Stores	1 per 30 m ² gross floor area
School, Elementary	2 per classroom
School, Secondary	5 per classroom
Secondary Suite or Small Suite	1 per suite
Stadium	1 per 4 seats
Student Housing	1 per sleeping unit
Theatre	1 per 4 seats
Tourist Attraction	1 per 40 m ² of gross floor area of tourism space whether located within or outside a building or structure



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

3036 PHILLIPS RD SOOKE V9Z 1K7

Area-Jurisdiction-Roll: 01-349-16073.603



Total value \$945,000

2026 assessment as of July 1, 2025

Land \$482,000

Buildings \$463,000

Previous year value \$957,000

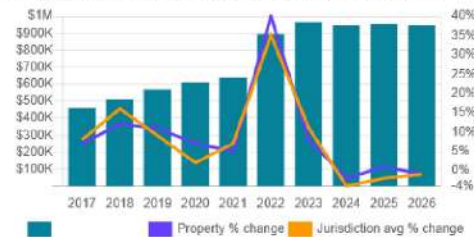
Land \$469,000

Buildings \$488,000

Property value history

2026	-1%	\$945,000
2025	+1%	\$957,000
2024	-2%	\$945,000
2023	+8%	\$965,000
2022	+40%	\$893,000

Property value and District of Sooke jurisdiction change



Property information

Year built	2010
Description	1 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	C
Land size	1.616 Acres
First floor area	1,142
Second floor area	
Basement finish area	886
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

STRATA LOT 3, PLAN VIS6923, SECTION 13, OTTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-144-708

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



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