

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

## Information Package

### For

***2984 Phillips Rd, Duncan***



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.





## 2984 Phillips Rd, Duncan



This stunning 3225 sqft home bordered by trees on one side, is on nearly half an acre and is located on a quiet no-thru street and offers exceptional space for the whole family—including RV parking with sani-station! The main level features a cathedral entry, vaulted ceilings, and a chef's kitchen with quartz counters, large island, and stainless appliances. The open-concept living and dining areas flow to a massive east-facing deck with mountain views—perfect for morning coffee or entertaining. The primary suite includes a 5pc ensuite with soaker tub, heated floors, and private hot tub access. Two more bedrooms and a full bath complete the main level. Downstairs offers a large family room, second kitchen (just add stove), 4th bedroom, media room, office, full bath, and storage. Plenty of space for guests, in-laws, or hobbies. Home is heated & cooled with an energy efficient heat pump. This whole package is a rare find—book your showing today!



Priced at  
**\$1,199,900**

Area	Duncan
Bedrooms	4
Bathrooms	3
Lot Size	
Floor Space	3225 Sqft

Age	2018
Taxes	\$5,089 (2024)
MLS#	993851
Parking	4

**Dan Johnson\***  
Pemberton Holmes - Duncan



(250) 709-4987  
wrkn4you@gmail.com  
www.DuncanBCRealEstate.ca  
23 Queens Road  
Duncan, V9L 2W1



**Dan Johnson**  
 Personal Real Estate Corporation  
 Cell: 250-709-4987  
 wrkn4you@gmail.com  
 Pemberton Holmes Ltd. (Dun)



**2984 Phillips Rd Duncan BC V9L 6V4**  
 MLS® No: **993851** **\$1,199,900** **Active**



MLS® No: **993851**  
 Status: **Active**  
 Area: **Duncan**

List Price: **\$1,199,900**  
 Orig Price: **\$1,400,000**  
 Sub Area: **Du West Duncan**  
 Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date:  
 Title: **Freehold**

OPEN HOUSE - Sat, May 24th, 11am-1pm - This stunning home bordered by trees on one side, is on nearly half an acre & is located on a quiet no-thru street & offers exceptional space for the whole family—including RV parking with sani-station! The main level features a cathedral entry, vaulted ceilings, & chef's kitchen with quartz counters, large island, & stainless appliances. The open-concept living & dining areas flow to a massive east-facing deck with mountain views—perfect for morning coffee or entertaining. The primary suite includes a 5pc ensuite with soaker tub, heated floors, & private hot tub access. Two more bedrooms & a full bath complete the main level. Downstairs offers a large family room, 2nd kitchen (just add stove), 4th bedroom, media room, office, full bath, & storage. Plenty of space for guests, in-laws, hobbies. Home is heated & cooled with an energy efficient heat pump. Easy to make this a 5 or 6 bed home. This whole package is a rare find—book your showing today!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	9'5x13'10
Family Room	Lower	13'5x22'6
Media Room	Lower	15'4x14'5
Office	Lower	10'9x9'4
Storage	Lower	7'6x5'9
Storage	Lower	7'8x5'9
Kitchen-Additional	Lower	8'11x22'6
Bathroom	Main	4-Piece
Bedroom	Main	10'0x14'5
Bedroom	Main	10'1x14'0
Bedroom - Primary	Main	15'10x17'10
Dining Room	Main	10'8x8'9
Ensuite	Main	5-Piece
Kitchen	Main	13'5x19'8
Living Room	Main	11'9x22'6

#### Interior

Beds: **4**  
 FinSqFt Total: **3,225**  
 2pc Ensuites: **0**  
 Layout: **Main Level Entry with Lower Level(s)**  
 Heating: **Heat Pump**  
 Intr Ftrs: **Cathedral Entry, Ceiling Fan(s), Dining/Living**

Baths: **3**  
 UnFin SqFt: **0**  
 3pc Ensuites: **0**  
 Appl Incl: **Dishwasher, F/S/W/D**  
 Cooling: **Air Conditioning**

Kitchens: **2**  
 SqFt Total: **3,225**  
 4+pc Ensuites: **1**  
 Fireplaces: **0**  
 Basement: **Yes**  
 Beds or Dens: **4**  
 Storeys:  
 Addl Accom: **Potential**  
 Laundry: **In House**

#### Exterior/Building

Built (Est): **2018**  
 Construction: **Brick & Siding, Cement Fibre, Insulation: Ceiling, Insulation: Walls, Wood**  
 Lgl NC Use:  
 Exterior Ftrs: **Balcony/Deck, Fencing: Full, Low Maintenance Yard, Sprinkler System**

Front Faces: **Southeast**  
 Foundation: **Poured Concrete**  
 Access: **Road: Paved**  
 Bldg Warranty: **Yes**  
 Roof: **Asphalt Shingle**  
 Bldg Style:

#### Lot

Lot SqFt: **21,213**  
 Park Type: **Driveway, Garage Double, RV Access/Parking**  
 Carport Spcs: **0**  
 Sewer: **Sewer Connected**  
 Lot Ftrs: **Central Location, Irrigation Sprinkler(s), Landscaped, No Through Road, Quiet Area, In Wooded Area**

Lot Acres: **0.49**  
 Park Spcs: **6**  
 Garage Spcs: **2**  
 Restrictions: **None**

Dimensions: View: **Mountain(s)**  
 Shape: Waterfront:  
 Water: **Municipal**  
 Services:

#### Legal/Public Records

Assessed: **\$1,162,000**  
 PID: **028-882-342**  
 Plan Number:  
 Legal Description: **LOT A, SECTION 13, RANGE 6, QUAMICHAN DISTRICT, PLAN EPP21031**

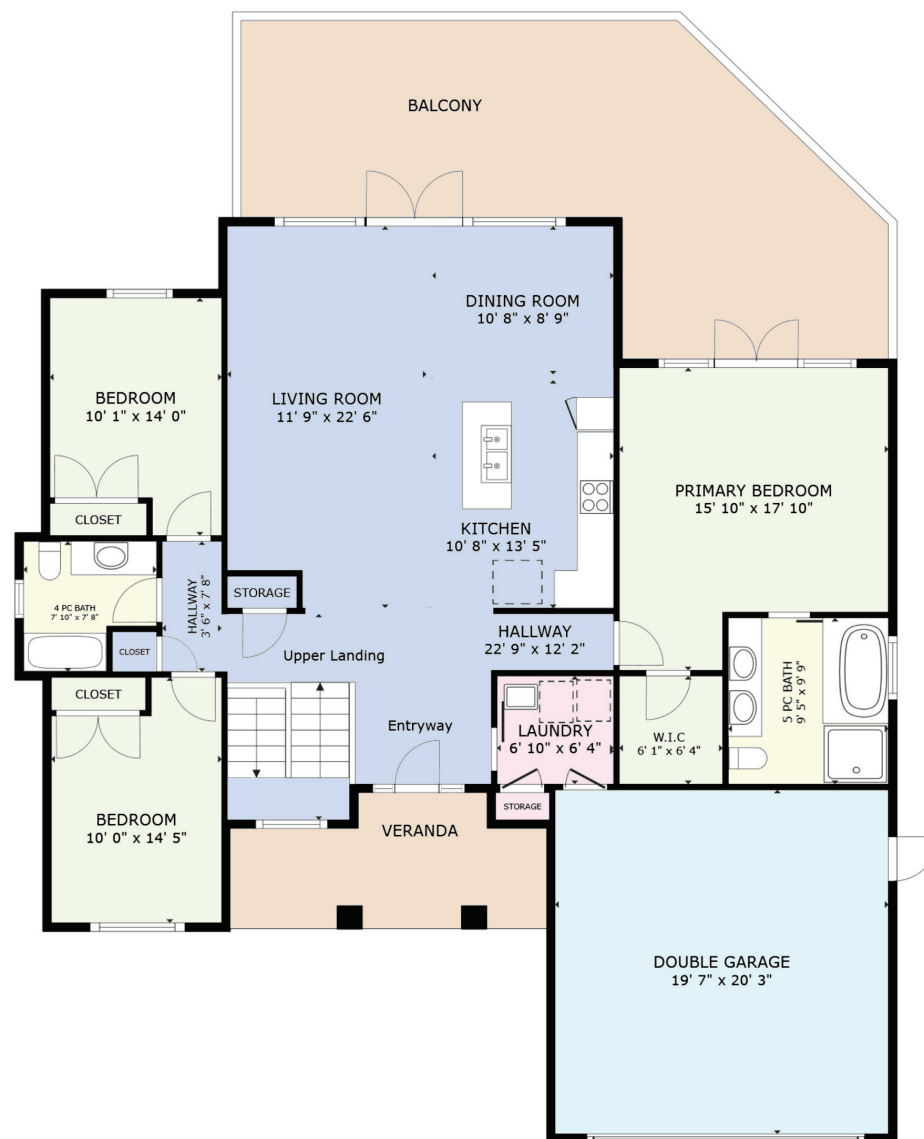
Assess Yr: **2025**  
 Roll No: **3192010**  
 Lot: Block:  
 Taxes: **\$5,098**  
 Zoning: **R-3**  
 District Lot:

Tax Year: **2024**  
 Zone Desc: **Residential**  
 Land District:





FLOOR 1



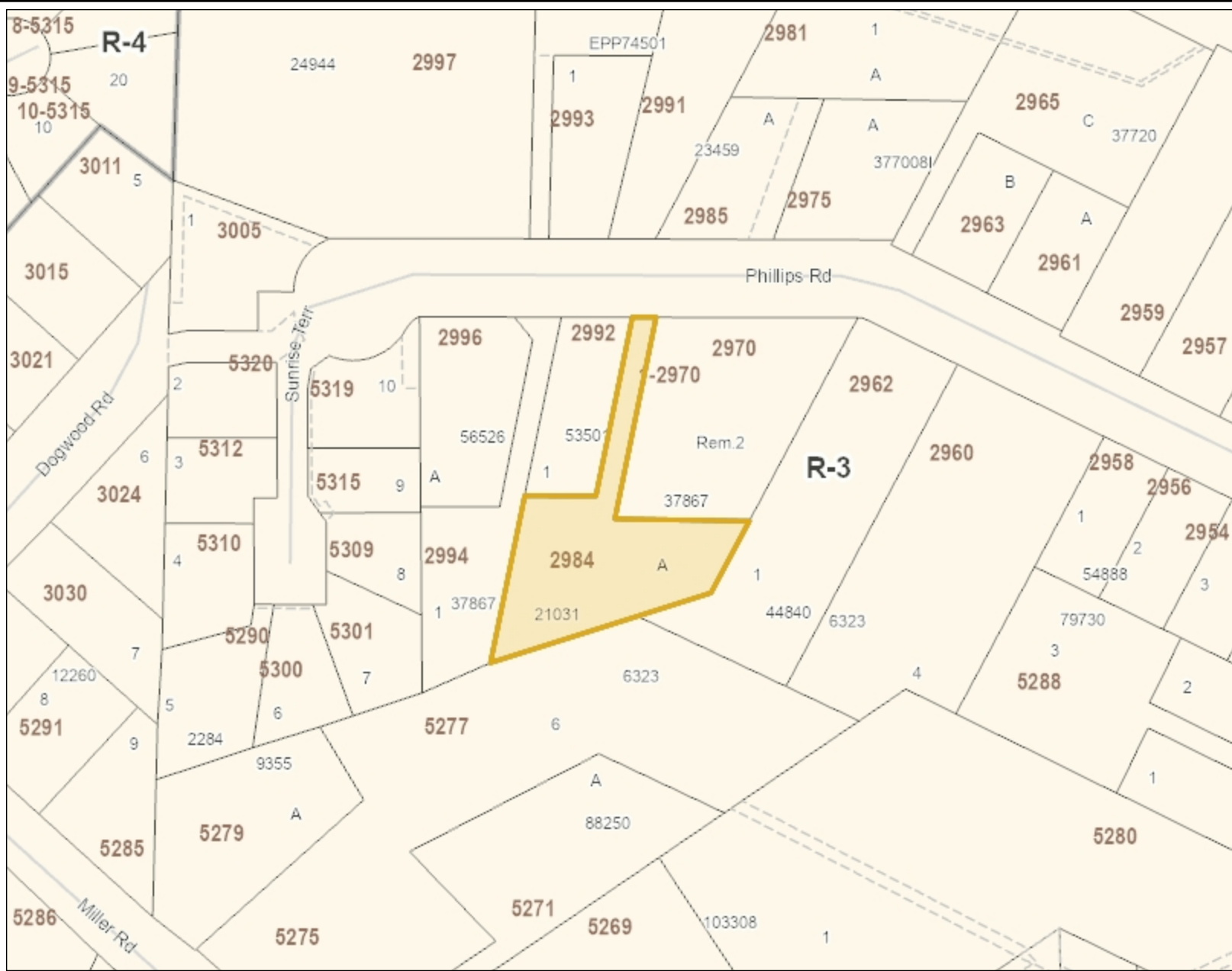
FLOOR 2

GROSS LIVING AREA  
 FLOOR 1 1,583 sq.ft. FLOOR 2 1,642 sq.ft.  
 EXCLUDED AREAS : GARAGES 427 sq.ft. EXTERNAL AREAS 1,144 sq.ft.  
 TOTAL : 3,225 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

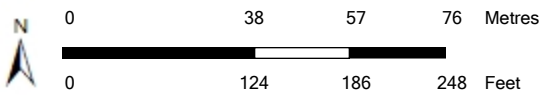
## Property Notes – 2984 Phillips Rd

Added to property/regular maintenance

- gutters
- cameras around the whole property
- both fences are added
- potential to make lot bigger
- cleaned out dryer duct
- cleaned out air duct vents



- ### Legend
- Parks**
    - Park
    - Recreation Area
  - Zoning**
    - Agricultural and Forestry
    - Parks and Institutional
    - Industrial
    - Commercial and Mixed Use
    - Comprehensive Development
    - Residential
    - Waterfront
    - Water Use
    - Utility
    - Railway
    - Neighbouring Jurisdiction



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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175 Ingram Street | Duncan, British Columbia V9L 1N8 | 250.746.2500 or 1.800.665.3955

### 8.3 R-3 ZONE - URBAN RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following *uses*, *uses* permitted under Section 4.4, and no others are permitted in an R-3 zone:

- 1) one single *detached dwelling*;
- 2) *bed and breakfast accommodation*;
- 3) *daycare*, nursery school *accessory* to a *residential use*;
- 4) *home occupation*;
- 5) *horticulture*;
- 6) *attached suite or detached suite*.

(b) Conditions of Use

For any *parcel* in an R-3 zone:

- (1) The following limits to *parcel coverage* and impervious surface coverage apply in the R-3 Zone:
  - i. 25% for buildings and structures plus up to an additional 5% for other impervious surfaces for the first hectare of parcel area or portion thereof; plus
  - ii. for each additional hectare of land area above 1 hectare, an additional 10% for buildings and structures and up to an additional 5% for other impervious surfaces, to be calculated on a pro rata basis.
- (2) the *height* of all *buildings* and *structures* shall not exceed 10 metres except for *accessory buildings* which shall not exceed a *height* of 7.5 metres;
- (3) the *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for the residential and *accessory uses* listed in Column II and III;

COLUMN I Type of Parcel Line	COLUMN II Residential Use	COLUMN III Accessory to Residential Use
Front	7.5 metres	7.5 metres
Interior Side	3.0 metres	1.0 metres
Exterior Side	4.5 metres	4.5 metres
Rear	4.5 metres	1.0 metres

(c) Minimum Parcel Size

Subject to Part 12, the minimum *parcel* size shall be:

- (1) 0.09 Ha. for *parcels* served by *community water* and *sewer system*;
- (2) 0.2 Ha. for *parcels* served by a *community water system* only;
- (3) 2.0 Ha. for *parcels* served neither by a *community water* or *sewer system*.

**“Structure”** means anything that is fixed to, or supported by, or sunk into land or water.

Includes: swimming pools; retaining walls; fences; signs; and any tank that projects above 0.6m above finished grade; underground commercial or industrial tanks.

Excludes: areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt or similar materials; soft landscaping unless otherwise specified in this Bylaw; private residential septic tanks entirely below grade;

**“subdivision”** means the division of land into two or more *parcels*, re-alignment of land or consolidation of *parcels* whether by plan, apt descriptive words or otherwise; and includes *parcels* created under the Land Titles Act and the Condominium Act;

**“Suite, Attached (or Attached Suite)”** means a dwelling unit that is located within a building that also contains a principal dwelling unit, and that complies with Section 5.16 of this Bylaw.

**“Suite, Detached (or Detached Suite)”** means a dwelling unit that is itself, or located within, an accessory building on a parcel of land that contains at least one other dwelling unit, and that complies with Section 5.23 of this Bylaw;

**“temporary”** means a total of less than twenty-two (22) weeks in a calendar year;

**“top of bank”** means the point at which the upward ground level becomes less than one (1.0) vertical to four (4.0) horizontal and refers to the crest of the bank or bluff where the slope changes into a natural upland bench that is a minimum of 15 metres wide;

**“tourist accommodation”** means a *use*, a *building* or *structure* or set of *buildings* or set of *structures*, used for *temporary* accommodation which may contain *sleeping units* and may contain auxiliary *assembly*, *commerce*, entertainment, or restaurant uses, premises licensed to serve alcoholic beverages and staff accommodation and may include a hotel, *motel*, resort lodge or guest cabins;

**“training centre”** means a building or structure used to host seminars, workshops and conduct training but does not include public or private schools;

**“use”, “uses” and “used”** means the purpose or function to which land, the surface of water, *buildings* or *structures* are designed, used, occupied, intended to be put, or put;

**“utility”** means broadcast transmission, electrical, telephone, sewer, water or solid waste disposal services and facilities established or licensed by a government (excluding private radio or television broadcast towers) and includes navigation aids and seawalls;

**“watercourse”** means any natural drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, wetland, the sea or source of ground water and includes portions that may be contained within a conduit or culvert;



### 5.13.2 Residential Use in Non-Residential Zones

- (a) Notwithstanding the *setback* requirements of this bylaw, where a single *detached dwelling* is permitted in a commercial, industrial or institutional zone, the following minimum *setbacks* shall apply:

Type of Parcel Line	Residential Use in a Non-Residential Zone
Front	7.5 m.
Side Exterior	4.5 m.
Side Interior	3.0 m.
Rear	4.5 m.

- (b) If the single *detached dwelling* is attached to the *principal use* it shall not occupy more than 50% of the *floor area* of the *building*.
- (c) If the single *detached dwelling* is a detached single family residential *dwelling* it must be located to the rear of the commercial, institutional or industrial *use*.

### 5.14 Sale of Products Grown or Reared on the Property

In zones permitted, the sale of products grown or reared on the property shall be permitted provided that the produce stand or agricultural outlet shall not exceed 32 square metres in area and is used exclusively to sell produce or other agricultural products generated on the farm itself.

### 5.15 Screening and Landscaping

A landscape screen shall be provided as a buffer between any commercial or industrial use and public roads, residential uses and institutional uses.

### 5.16 Attached Suites

- (a) The attached suite shall be located within a principal residence;
- (b) The attached suite shall be attached to or located within the principal dwelling;
- (c) The attached suite shall be constructed in accordance with the provisions of the *British Columbia Building Code*;
- i. The attached suite shall not occupy more than 40% of the gross floor area of the residence;
- ii. The floor area of an attached suite shall not exceed 90 sq. m.
- (d) Approval of the community sewer service provider, or if the parcel is not connected to a community sewer system, a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel;

- (e) Prior approval of the jurisdiction having authority for domestic water supply shall be obtained before issuance of building permit;
- (f) One additional on-site parking space shall be provided;
- (g) Only one suite, either an attached suite or a detached suite, shall be permitted per parcel;
- (h) The attached suite is subject to Section 5.27 of this Bylaw.

#### 5.17 Setback Exceptions

Except as otherwise provided in particular zones, the *setback* requirements of this bylaw do not apply with respect to:

- (a) *pumphouse*;
- (b) gutters, cornices, sills, belt courses, bay windows, chimneys, exterior finish, heating or ventilating equipment if the projections do not exceed one metre, measured horizontally; and
- (c) eaves, unenclosed stairwells, decks or balconies, canopies and sunshades if the projections, measured horizontally, do not exceed:
  - i) 2 metres in the case of rear yard
  - ii) 1 metre in the case of front yard, or
  - iii) 0.6 m. in the case of side yard
- (d) Notwithstanding any other provision of this bylaw, the consent of the Ministry of Transportation and Highways is required to place any *building* or *structure* within 4.5 metres from the property line adjacent to a *highway* right-of-way;
- (e) signs
- (f) *fences*

no other features may project into a required *setback* area.

## 5.20 Signage

Notwithstanding Cowichan Valley Regional District Sign Bylaw no person shall erect, construct, place, *use*, maintain, display or cause to be constructed, erected, *used*, maintained or displayed any sign which does not in all respects conform with the applicable requirements.

## 5.21 Siting - General

- (a) The siting regulations of this bylaw apply to *parcels* and, notwithstanding the generality of the foregoing, to bare land *strata lots*.
- (b) The *interior side parcel* line requirements of this bylaw shall not apply to *strata lots* under a registered plan pursuant to the Condominium Act where there is a common wall shared by two or more *parcels* within a *building*.

## 5.22 Siting of Kennel Buildings

Within a zone in which *kennels* are a permitted *use*, *buildings* and *structures* for the accommodation of dogs, including dog runs, shall not be located within 45 metres of a *parcel* line.

## 5.23 Detached Suites

- (a) The floor area of a detached suite shall not exceed 90 square metres;
- (b) Two additional on-site parking spaces shall be provided;
- (c) A detached suite is not permitted without approval of the community sewer service provider, or if the parcel is not connected to a community sewer system, unless a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel;
- (d) Prior approval of the authority having jurisdiction for potable water must be secured for the total density requested;
- (e) The detached suite shall not be a recreational vehicle nor a park model recreational vehicle;
- (f) The detached suite may be in the form of a mobile, manufactured or modular home but may not exceed a length of 13 m;
- (g) Only one attached suite or detached suite is permitted per parcel;
- (h) The detached suite is subject to Section 5.27 of this Bylaw;
- (i) The detached suite may be subdivided from the parcel upon which it is located only if:
  - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
  - ii. the principal single detached dwelling and detached suite are so located as to allow for setback requirements to be met following subdivision;
  - iii. the approval of the Health Authority for sewage disposal has been obtained;
  - iv. all other requirements of subdivision are met.

If the parcel upon which the detached suite would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the detached suite, register

a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel.

5.24 Storage of Junk or Wrecks

Unless specifically permitted by this bylaw, no *parcel* shall be used for a junk yard or for the storage, collection or accumulation of all or part of any automobile wreck or all or part of any *motor vehicle* which is not:

- (a) Validly registered and licensed in accordance with the Motor Vehicle Act; and/or
- (b) Capable of motivation under its own power.

5.25 The Use of Tents, Trailers or Recreation Vehicles as a Residence

A tent, trailer, recreation vehicle, park model unit, bus or other motor vehicle shall not be used as a *residence*.

5.26 Undersized Parcels

*Parcels* that exist as separate and titled *parcels* in the records of the Land Titles Office, at the time of the passage of this bylaw; or

*Parcels* that have been reduced to a size that is less than the allowable minimum parcel size, as a result of *highway* widening by the Ministry of Transportation and Highways or;

*Parcels* that have been created under the authority of a statute of the Province of B.C.; may be occupied for the *uses* permitted in the zone in which they are located, subject to all other regulations of this or any other bylaw, regulation or statute.

5.27 Covenant Required For More Than One Dwelling per Parcel

Except for subdivisions proposed under Section 5.23(k) of this Bylaw, parcels upon which there are located two or more dwelling units as permitted under this bylaw shall not be subdivided, nor shall any Strata Plan pursuant to the *Strata Property Act* be registered on the parcel or the buildings located on the parcel, and the owner(s) of the parcel shall enter into and register on the title of the parcel a covenant agreement to this effect as a pre-requisite to obtaining a building permit for the extra dwelling(s).

5.28 Minimum Parcel Area for Section 514 Subdivision

Except where a specific S. 514 regulation is contained within a zone under this Bylaw, for the purposes of subdivisions to provide a residence for a relative that may be proposed, the minimum required area of a parent parcel as per Section 946(4) of the *Local Government Act* is as follows:



**2984 PHILLIPS RD DUNCAN V9L 6V4**

Area-Jurisdiction-Roll: 04-765-03192.010

**Total value      \$1,162,000**

2025 assessment as of July 1, 2024

Land	\$319,000
Buildings	\$843,000

Previous year value	\$1,145,000
Land	\$310,000
Buildings	\$835,000

**Property information**

Year built	2018
Description	1 STY house - Standard
Bedrooms	5
Baths	3
Carports	
Garages	G
Land size	.487 Acres
First floor area	1,620
Second floor area	
Basement finish area	1,465
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

**Legal description and parcel ID**LOT A, PLAN EPP21031, SECTION 13, RANGE 6,  
QUAMICHAN LAND DISTRICT

PID: 028-882-342

**Sales history (last 3 full calendar years)**

No sales history for the last 3 full calendar years

**Manufactured home**

Width  
Length  
Total area

**Register with BC Assessment**

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties



Home type:

Address

Street:

City:

Legal Description

PID:

### Search results:

[Duncan, 2984 Phillips Road](#)

Click on the address for more details

1 new homes found where home type is 'Single' AND City contains 'Duncan' AND PID contains '028882342' AND address contains ' 2984 Phillips road'

### [Registered with home warranty insurance.](#)

**Builder:** Alf Webb Holdings Ltd.

Visit the [Builder Registry](#) for more builder information.

**Builder's Warranty Number:** NHWB91930

**Warranty Commencement Date:** 2018/Dec/02

**Warranty Provider:** National Home Warranty Group Inc. for Aviva Insurance Company of Canada  
Phone: 604-608-6678  
Website: [www.nationalhomewarranty.com](http://www.nationalhomewarranty.com)

**Address:** 2984 Phillips Road, Duncan BC V9L 6V4

**Legal Description:** LOT A SECTION 13 RANGE 6 QUAMICHAN DISTRICT PLAN EPP21031

**PID:** 028-882-342

### Understanding your Search Results

#### Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

#### Owner-built

Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

### Can't find the address you are looking for?

Check the [Search hints](#) for tips on how to get best results.

If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the BC Housing Management Commission toll-free at 1-800-407-7757 for assistance.

**IMPORTANT:** New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.





COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION DIVISION

C.V.R.D

# OCCUPANCY CERTIFICATE

Pursuant to the Cowichan Valley Regional District Building Bylaw #3422, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

**Address:** 2984 Phillips Road

**PID Number:** 028-882-342

**Building Permit:** 18-E-114

**Conditions:** Basement unfinished. Permit required to finish.

## IMPORTANT NOTICE

Pursuant to the Regional District regulations currently in effect, this permit confirms that the Regional District has reviewed the plans and application form with respect to the subject building. This permit is not a warranty that the subject building will comply with all Regional and Provincial regulations governing building construction nor that it is without defect.

Per:

Gord Shewchuk, Building Inspector

Date:

December 12, 2018

CVRD House Number Bylaw No. 1341 requires house numbers posted by the owner or occupier of principal buildings