

Compliments of

ETHOS  
REAL ESTATE GROUP

Home Book  
for

3650 Princess Ct, Cobble Hill

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.



## 3650 Princess Cl, Cobble Hill

Beautifully maintained and thoughtfully updated, this inviting 3-bedroom, 3-bathroom home offers comfort, functionality, and exceptional outdoor living in the heart of Cobble Hill. Tucked away on a quiet cul-de-sac in one of the Cowichan Valley's most desirable communities, this home is ideal for those seeking a peaceful lifestyle with easy access to Duncan and Victoria. Major updates include a NEW fiberglass shingle roof (2021), NEW hot water tank (2023), updated plumbing with Poly B replaced, and fresh exterior, deck, and fence paint (2025). Inside, the bright layout features welcoming living spaces, a sun-filled office or breakfast nook off the kitchen, and a spacious primary suite with ensuite. Outside, enjoy a fully fenced yard with mature trees, garden space, wraparound deck, and large patio perfect for entertaining. Open House Sun May 31 12-2.

MLS #1038092  
Fin Sq Ft 1,376  
Bedrooms 3  
Bathrooms 3  
Taxes \$4,290 (2025)



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**3650 Princess Close Cobble Hill BC V8H 0A4**  
 MLS® No: **1038092** **\$795,000** **Active**



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Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Dining Room	Main	9'2x8'10
Family Room	Main	10'7x8'6
Kitchen	Main	10'0x8'6
Laundry	Main	4'10x6'10
Living Room	Main	13'7x19'1
Bathroom	Second	4-Piece
Bedroom	Second	12'6x9'5
Bedroom	Second	9'0x10'4
Bedroom - Primary	Second	12'5x12'11
Ensuite	Second	3-Piece
Walk-in Closet	Second	5'10x6'10

MLS® No: **1038092** List Price: **\$795,000**  
 Status: **Active** Orig Price: **\$795,000**  
 Area: **Malahat & Area** Sub Area: **ML Cobble Hill**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

**Interior**

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **1,376** UnFin SqFt: **0** Basement: **No** Addl Accom: Laundry: **In House**  
 SqFt Total: **1,376** Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, Dryer, F/S/W/D, Oven/Range, Refrigerator, Washer**  
 Heating: **Baseboard, Electric** Cooling: **None**  
 Intr Ftrs:

**Exterior/Building**

Built (Est): **1995** Front Faces: **Southeast** Storeys: Bldg Warranty:  
 Construction: **Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Balcony/Deck, Fencing: Full**

**Lot**

Lot SqFt: **6,480** Lot Acres: **0.15** Dimensions: Shape:  
 Park Type: **Driveway, Garage** Park Spcs: **2** View: Waterfront: Water: **Regional/Improven District**  
 Carport Spcs: **0** Garage Spcs: **1** Services:  
 Sewer: **Sewer Connected** Restrictions:  
 Lot Ftrs: **Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Landscaped, Quiet Area**

**Legal/Public Records**

Assessed: **\$743,000** Assess Yr: **2026** Taxes: **\$4,290** Tax Year: **2025**  
 PID: **018-638-619** Roll No: **3871027** Zoning: **R-3** Zone Desc: **Residential**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **LOT 7, PLAN VIP58276, SECTION 13, RANGE 5, SHAWNIGAN LAND DISTRICT**

**Licensee/Agency Information**

Licensee Name	Phone	Brokerage	Awd Split
List: <b>Dan Johnson*</b>	<b>250-709-4987</b>	<b>Pemberton Holmes Ltd. (Cow Vall)</b>	
CoList: <b>Amera Johnson</b>	<b>778-838-8685</b>	<b>Pemberton Holmes Ltd. (Cow Vall)</b>	
Appt Ph:	Lckbx Loc: <b>Front Door</b>	Solicitation OK?: <b>No</b>	Brok Fee: <b>3% 1st 100K/1.5% bal</b>

Licensee Notes:  
 Agent Info: **Information Package Available**  
 Showing Instructions: **Appts by Showing Service, Lockbox**  
 \*Personal Real Estate Corporation



## Property Notes – 3650 Princess Cl, Cobble Hill

### Home Features

- Spacious primary bedroom with ensuite
- Tons of natural light
- Cozy wood stove
- Central vacuum system
- Vinyl windows throughout

### Recent Updates

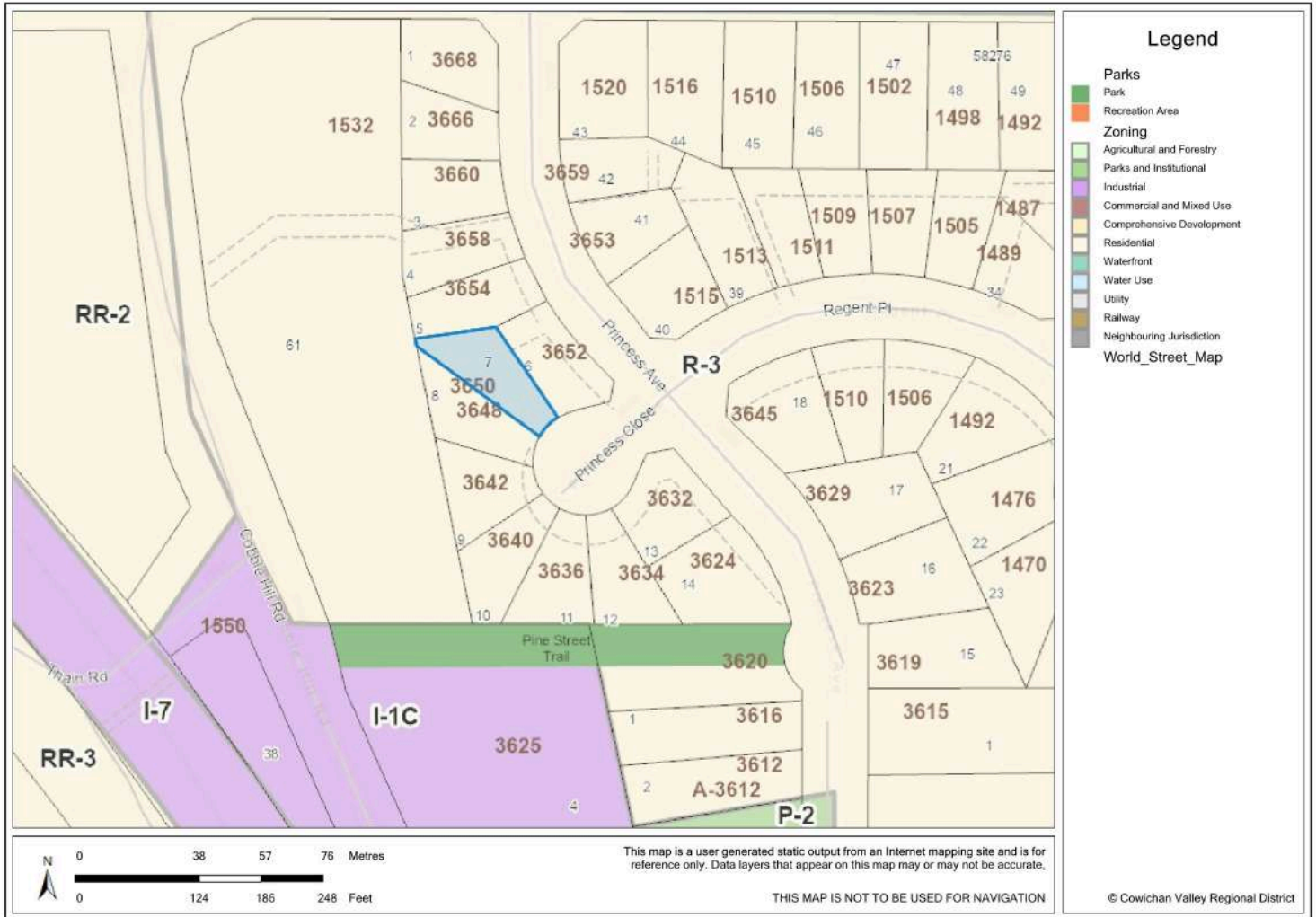
- NEW fiberglass shingle roof (2021)
- NEW hot water tank (2023)
- Updated plumbing 2026 (Poly B replaced)
- Exterior, deck & fence freshly painted (2025)

### Outdoor Living

- Fully fenced backyard
- Wraparound deck + patio for entertaining
- Beautiful, partially shaded yard with low-maintenance gardens
- Outdoor woodshed + additional storage sheds

### Location

- Quiet cul-de-sac in Cobble Hill
- Family-oriented neighbourhood
- Easy access to highway for commuting



## 10.9 R-3 VILLAGE RESIDENTIAL 3 ZONE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the R-3 Zone:

### 1. Permitted Uses

The following principal uses and no others are permitted in the R-3 Zone:

- a. Single-family dwelling;
- b. Horticulture;

The following accessory uses are permitted in the R-3 Zone:

- c. Detached suite or attached suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales, accessory to horticulture and limited agriculture;
- f. Home-based business;
- g. Limited agriculture, on parcels 0.4 ha or larger;
- h. Unlicensed daycare and group daycare;
- i. The keeping of chickens in Cobble Hill only, in association with a single-family dwelling, excluding roosters, subject to Section 10.9.7.

### 2. Impervious Surfaces and Parcel Coverage Limit

Impervious surface coverage of a parcel in the R-3 Zone shall not exceed 35%, of which not more than 30% may be parcel coverage.

### 3. Setbacks

The following minimum setbacks for buildings and structures apply as shown for in each electoral area in the R-3 Zone:

Type of Parcel Line	Electoral Area A – Mill Bay/Malahat		Electoral Area C – Cobble Hill	
	Residential Uses	Accessory Uses	Residential Uses	Accessory Uses
Front	7.5 m	7.5 m	7.5 m	7.5 m
Interior Side	3 m	3 m	3 m	3 m
Exterior Side	4.5 m	4.5 m	4.5 m	4.5 m
Rear	4.5 m	3 m	4.5 m	3 m
Line adjoining Agricultural Resource 1 Zone	10 m	10 m	10 m	10 m

#### 4. Building Height

The maximum height of buildings and structures in the R-3 Zone shall not exceed the limits shown for each electoral area in the table below:

Maximum Height by Type of Building or Structure	Electoral Area A – Mill Bay/Malahat East of Trans-Canada Highway*	Electoral Area A – Mill Bay/Malahat West of Trans-Canada Highway	Electoral Area C Cobble Hill
Residential	7.5 m	10 m	10 m
Accessory	6 m	6 m	7.5 m

\* Except for that portion of District Lot 82, Malahat District which lies east of the Trans-Canada Highway, for which the principal building height limit is 10 metres.

#### 5. Minimum Lake and Ocean Frontage Requirement

No parcel being created by subdivision in the R-3 Zone that fronts on a lake or ocean shall have a total water frontage along a lake or ocean of less than 22 metres or 12% of total lot perimeter, whichever is greater.

#### 6. Minimum Parcel Size

The minimum parcel size for each electoral area in the R-3 Zone is shown in the table below:

Level of Service to the Parcel	Electoral Area A – Mill Bay/Malahat	Electoral Area C – Cobble Hill
Community water and community sewer	1675 m <sup>2</sup>	900 m <sup>2</sup>
Community water only	2000 m <sup>2</sup>	2000 m <sup>2</sup>
No community water or sewer	1 hectare	1 hectare

#### 7. Keeping of Chickens

The keeping of chickens in the R-3 Zone under Section 10.9.1.i is subject to the following conditions:

- a. The keeping of chickens is permitted in Cobble Hill only;
- b. The parcel of land upon which the chicken keeping is occurring must not be less than 900 m<sup>2</sup> in area;
- c. Not more than 6 (six) female chickens (hens) shall be permitted on a single parcel of land at any one time;
- d. Roosters are prohibited;
- e. A roofed, enclosed coop shall be provided with a minimum floor area of 0.4 m<sup>2</sup> per hen;

- f. The enclosure for the chickens shall be at grade (on the ground) and have a minimum of 1 m<sup>2</sup> of enclosed run area per hen;
- g. The chickens shall be kept in the back yard of the parcel, in a clean and tidy fenced area, secured in such a fashion as to keep predators and vermin away from the chickens and their eggs;
- h. A chicken coop is subject to the setback regulations in Section 10.9.3, and a chicken enclosure shall be no closer than 3 metres to any parcel line.

## 8. Special Regulations

The following special regulations apply to the land legally described as LOT A, DISTRICT LOT 18, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-307) and LOT B, DISTRICT LOTS 18 AND 47, MALAHAT DISTRICT, PLAN EPP133046 (PID: 032-165-315):

- a. Notwithstanding subsection 10.9.1, the following principal uses and no others are permitted:
  - i. Single detached dwelling;
- b. Notwithstanding subsection 10.9.1, the following accessory uses and no others are permitted:
  - ii. Attached suite;
  - iii. Home-based business; and
  - iv. Unlicensed daycare.
- c. Notwithstanding subsection 10.9.6, the minimum parcel size is 700 m<sup>2</sup>, provided each parcel is serviced by both a community water and community sewer system.



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.

## 3650 PRINCESS CLOSE COBBLE HILL V8H 0A4

Area-Jurisdiction-Roll: 04-765-03871.027



04-765-03871027 11/09/2015

**Total value \$743,000**

2026 assessment as of July 1, 2025

Land \$370,000

Buildings \$373,000

Previous year value \$717,000

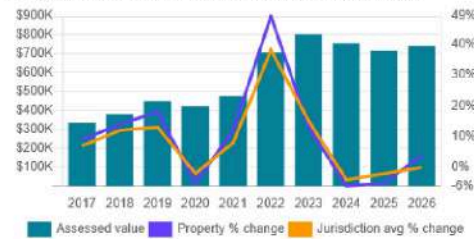
Land \$336,000

Buildings \$381,000

### Property value history

Year	% Change	Value
2026	+4%	\$743,000
2025	-5%	\$717,000
2024	-6%	\$767,000
2023	+13%	\$803,000
2022	+49%	\$709,000

### Property value and Duncan Rural jurisdiction change



### Property information

Year built	1994
Description	2 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	6480 Sq Ft
First floor area	778
Second floor area	656
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 7, PLAN VIP58276, SECTION 13, RANGE 5, SHAWNIGAN LAND DISTRICT  
PID: 018-638-619

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

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

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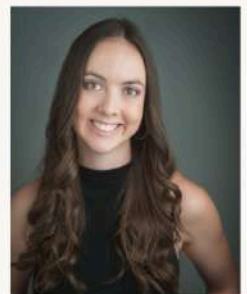
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