

# \$999,999 - 3781 Phillips Rd, Sooke

MLS® #1013563

**\$999,999**

3 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0.38 Acres

N/A, Sooke, BC

Riverfront sanctuary steps from the Sooke Potholes! This peaceful A-frame home offers 3 beds, 4 baths, and a private setting on the Sooke River. Updates include a kitchen with granite countertops, newer roofs, a large sunny deck, reinforced retaining wall at the river's edge, and beautifully landscaped grounds with a newer septic field. Bonus: a 482 sq ft detached studio with full bathroom and plumbing in place for a suite—ideal for extended family, guests, a creative retreat, or potential income. Zoning allows vacation rentals, B&Bs, secondary suites, and home-based businesses. Watch the salmon run, listen to birdsong, and unwind beneath the stars. A rare west coast lifestyle tucked in nature's playground, just minutes to trails, beaches, and all that Sooke has to offer.

Built in 1973

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1013563                |
| Price          | \$999,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Square Footage | 2,174                  |
| Acres          | 0.38                   |
| Year Built     | 1973                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |



|        |                          |
|--------|--------------------------|
| Style  | Arts & Crafts, Character |
| Status | Active                   |
| View   | River                    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3781 Phillips Rd          |
| Area        | Sk Phillips North         |
| Subdivision | N/A                       |
| City        | Sooke                     |
| County      | Capital Regional District |
| Province    | BC                        |
| Postal Code | V9Z 0Y3                   |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Utilities      | Cable Available, Phone Available, Recycling |
| Parking Spaces | 4                                           |
| Parking        | Driveway                                    |
| # of Kitchens  | 1                                           |
| View           | River                                       |
| Is Waterfront  | Yes                                         |
| Waterfront     | River                                       |

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | Dining Room, Storage |
| Appliances        | F/S/W/D, Freezer     |
| Heating           | Baseboard            |
| Cooling           | None                 |
| Fireplace         | Yes                  |
| # of Fireplaces   | 1                    |
| Fireplaces        | Propane              |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Awning(s), Balcony/Patio                 |
| Windows           | Vinyl Frames                             |
| Roof              | Metal, Wood                              |
| Construction      | Frame Wood, Insulation All, Shingle-Wood |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 53                   |
| Office         | eXp Realty           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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