



## 4353 Pollock Rd Duncan BC

\$449,000

Opportunity knocks with this 2.45-acre lot in Sahtlam - Ready to Build! Just 10 minutes west of Duncan, this 2.45-acre lot in Satlam offers the perfect mix of rural tranquility and modern readiness. The property includes a 200 amp electrical service, a well, a single car garage, and a temporary RV site serviced with water, power, and sewer. The building site is positioned at the back of the property, down a long driveway, ensuring maximum privacy. A single-car garage adds extra value and is ideal for storage or as a workshop. The current owner has secured a development permit to place a manufactured home, making it easy to start building. With ample space for outdoor activities and enjoying the serene surroundings, this lot is perfect for creating your dream home or as a smart investment. Full information package available upon request.

Listing Presented By:



Originally Listed by:  
Royal LePage Duncan Realty

dave@davelarsh.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca