



## 4455 Pollock Rd Duncan BC

\$1,399,999

BELOW BC ASSESSMENT 14+ Acre Property Zoned A-2 with future potential to subdivide into lots or subdivision or build a second home. (buyer to verify) Income potential from the raw timber that could be cut and sold while beauty and privacy of this acreage remains. Only 10 minutes from Duncan this home is truly a rural retreat. Lovely 2300 sq. ft. home with 3 bedrooms and 2 bathrooms. Inside you'll find a sunken living room with a large, cozy wood-burning heatilator fireplace for those chilly evenings. Also equipped with a heat pump for air conditioning in the summers or radiant heat in the winter. The well appointed kitchen has newer appliances with the warmth of solid oak cabinets. Huge deck off of the dining room. The lower level features a large recreation room with a pool table and another wood-burning fireplace. Large laundry room with cabinets and counters. The spacious workshop will impress any DIYer. Wood shed and barn with 11 ft. ceilings. OPEN HOUSE SAT APRIL 27 1:00-3:00PM

Listing Presented By:



Originally Listed by:  
eXp Realty

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**Royal**

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