

**7085 Rice Rd**  
Duncan, V9L 5W5



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**MLS# 997044**



**\$749,000**

**5 Bedrooms | 2 Bathrooms | 1,260 Sqft**

Welcome to this 4.91 acre property with house and detached suite located on Rice Rd, a quiet no thru road off of Herd Road in Maple Bay. This property is ready for your inspiration and ideas will it be a homestead for you and your family, or is reactivating the farm land with animals, an orchard or greenhouses more your style? Whatever you choose, this property is in the agriculture land reserve and waiting for you! This property is an As Is, Where Is sale with a 1260sqft, 3 bedroom + den, 1 bathroom main house; a detached suite offering 760sqft 2 bedrooms, 1 bathroom, kitchenette and laundry; and several outbuildings. The home and suite share a septic field and are on a shallow well. Roofing was redone in 2015 on the home and detached suite; hot water tanks were replaced in 2018 suite & 2020 house; and a ductless heat pump with two heads was added to the main house in 2018. Book a showing today to see what you can envision for this property.



**David Lowes**

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