

HOUSE FOR SALE

\$225,000

314 Lake View Drive
POLLOCK, SD



New Construction! This practical two bedroom, one bath house with attached two stall garage is all on one level with zero steps. It would be ideal for someone looking to downsize or for a comfortable place to rest after a long day of fishing on the Missouri River.

HOME INFORMATION:

- **Type:** Slab on grade, Single Story
- **Size:** 1008 SF
- **Year Built:** 2021, New Construction
- **Bedrooms:** 2 • **Bathrooms:** 1
- **Garage:** 32x 28, attached 2 stall
- **Heat:** Electric • **Cooling:** Central Air
- **Water:** City • **Sewer:** City
- **Exterior Features:** LP Smart Siding, 16x16 covered concrete back patio with ceiling fan
- **Appliances Included:** Kitchen refrigerator, stove/oven, microwave, and dishwasher.
- **Lot Size:** 127.5x110

PROPERTY INFORMATION

- **Address:** 314 Lake View Drive, Pollock, SD
- **Legal:** Lot 4 & East Half Lot 5, Block 15, Pollock Development Company's Second Addition
- **Taxes (2021):** not yet assessed

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Walk through the open concept kitchen, living and dining area to a sliding door and covered back patio where you can relax out of the wind thanks to the mature evergreen trees to the north of the property. Two bedrooms and a $\frac{3}{4}$ bath with laundry hookups complete the living area of the house.

An additional 1.5 lots to the west of this property are also available.

Pollock, SD, is well known as a great place for fishing and boating on the Missouri River as well as hunting the prairies.



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