

# 3429 Roxton Avenue, Coquitlam

\$2,499,000



VIEW LOOKING NORTH (FROM ROXTON AVE) TO SITE

LOCATION	PROPERTY DETAILS
3xxx Roxton Ave. Coquitlam	PROPERTY TYPE: 3 ROW HOMES (NON-STRATA)
PROPERTY HIGHLIGHT	LOT SIZE: 8,050 SQFT TOTAL 2,683 SQFT PER UNIT
-ACROSS FROM BRAND NEW LEIGH PARK	BUILDABLE SQFT: 7,192 SQFT (WITH GARAGE) 6,480 SQFT LIVABLE 2,160 SQFT PER UNIT
-SECONDS FROM LEIGH ELEMENTARY	PARKING PER UNIT: 1 COVERED 2 OPEN
-SERVICES AT LOT LINE	PRICE: \$2,499,000.
-NON-STRATA SEPARATE PID PROJECT	
-OCP CALLS FOR RTM1 ZONING	
-FORMERLY APPROVED DEVELOPMENT PACKAGE AVAILABLE	

Investor/ Builder alert! Development lot with VIEW from every floor! Great starting project for builder! previously approved PLS (3rd Reading) obtained for 3 Character Style Row Homes (Non Strata) on one of the most desirable streets in Burke Mountain with spectacular views of the new 3 acres Leigh Park, and Mount Baker. Located right beside Leigh Elementary and Future Secondary School. Preliminary plans available and services at lot line. This is the perfect small project and when done you could live in one and sell the other two. Previously approved Preliminary plans, drawings and information package available upon request.

## KEY INFORMATION

MLS® R2670262  
Residential Detached  
Burke Mountain  
2 Bedrooms  
2 Bathrooms  
1,548 SF  
8,052 SF Lot

## FEATURES

Year Built: 1987  
Views: Mountain and Park  
Listed By: RA Realty Alliance Inc.

