

# 39761 Government Road, Squamish

\$1,999,999



The potential of this large corner property knows no bounds! Numerous development possibilities, including the ability to SUBDIVIDE the front portion of the property into two new SFH lots all while keeping the two existing homes. Currently the property offers a three-bedroom house and a one-bedroom carriage house on a spacious 13,452 sqft lot. Notably, it has already undergone rezoning to RS3, ready for the subdivide process. Generate a substantial cash flow while you plan your project. Prepare to be astounded by the extensive home updates and charming carriage house (2017) resulting in captivating spaces that could grace the pages of a magazine! Land of this caliber is exceedingly rare, and the abundance of opportunities it presents makes this an opportunity not to be missed. Call now!

## KEY INFORMATION

MLS® R2833661

Residential Detached

Northyards

4 Bedrooms

3 Bathrooms

2,068 SF

13,340 SF Lot

## FEATURES

Year Built: 1955

Views: Mountain

Listed By: rennie & associates realty ltd.



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