

# Lot 2 1398 Apel Drive, Port Coquitlam

\$1,368,000

PLAN OF LOT 491 SECTION 7 TOWNSHIP 40  
STER DISTRICT PLAN 66657

Scale: 1" = 50.0 mm  
on a 560 mm x 432 mm sheet  
at a scale of 1:500

NOTE: THIS PLAN IS BASED ON THE DATA PROVIDED BY THE SURVEYOR AND THE SURVEYOR'S FIELD NOTES. THE SURVEYOR'S FIELD NOTES ARE AVAILABLE FOR REVIEW AT THE SURVEYOR'S OFFICE.

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Accuracy: ± 0.02 m

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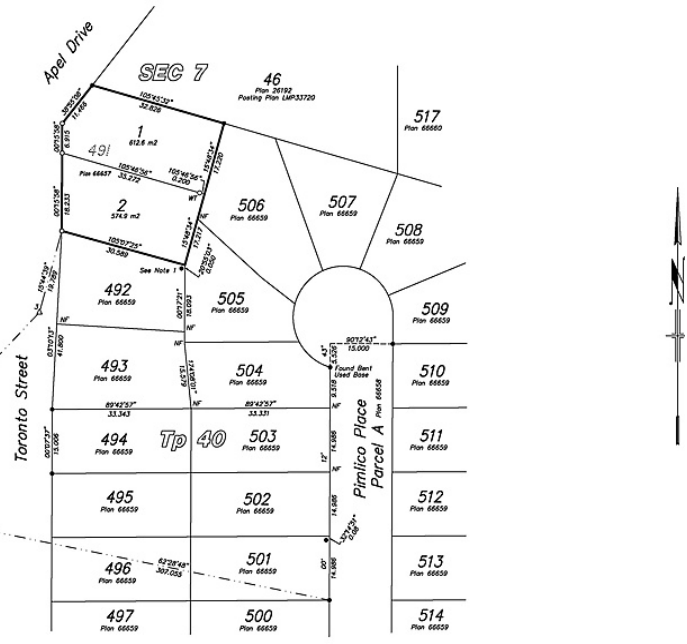
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This plan was inspected under the Land Title Act on the 29th day of January, 2024.

bennett Land Surveying Ltd. 23371 St. Anne Avenue, Maple Ridge, BC Tel: 604-483-2509 Fax: 604-483-2510

6198 SQFT RS-1 Lot with Plans in Prime Oxford Heights location at the base of Burke Mountain. Plans finished for 4452 SQFT home plus 400 SQFT attached garage. Ready for submission upon final registration of Lots which is anticipated by end of February. 8 bedrooms, 6 bathrooms, 3 level home with LEGAL 2-bedroom suite down and additional area for rec room, additional bedroom, and bathroom separate from suite could be for teenager or extended family. Check with City on possible duplex etc. with future density changes or build new home. Owner could possibly build under construction contract.

### KEY INFORMATION

- MLS® R2850531
- Land Only
- Oxford Heights
- 0 Bedrooms
- 0 Bathrooms
- 0 SF
- 6,189 SF Lot

### FEATURES

Listed By: Royal LePage West Real Estate Services

