

# 3530 Hastings Street, Port Coquitlam

\$1,598,800



Attn Developers, Investors, Prime Location, Corner Lot currently RS-4 Zoning. New subdivision and development potential. Bill 44 legislation offers new options. This site may be a candidate for subdivision into two lots. A duplex with secondary suites could be developed on each lot. Buyer must check and verify with City of Port Coquitlam for full details. Convenient location to Westwood elementary and Maple Creek Middle. 20 min walk to Coquitlam Town Center & skytrain line. Spacious family home with 3 bedrooms up, 2 bedroom potential suite down, all you would need is a stove. Kitchenette easily converted. Lovely decks with hot tub for the summer BBQ's and relaxation. Huge fenced yard. Don't miss out on this one!

## KEY INFORMATION

MLS® R2866675

Residential Detached

Woodland Acres

5 Bedrooms

2 Bathrooms

2,610 SF

7,884 SF Lot

## FEATURES

Year Built: 1955

Listed By: Evergreen West Realty



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