

# 2524 Patricia Avenue, Port Coquitlam

\$1,394,000



This 4 bedroom 4 bath home is in a great central location. One km from Coquitlam Centre, and very close to Westwood Elementary School, and Ecole Maple Creek Middle School. Port Coquitlam City Hall Planning Department has advised that the current RS1 Zoning allows a duplex with legal basement suites plus a coach house. Pls. confirm details with the planning department. Some repair and clean up would make this home shine. This home contains accommodation which is not authorized. It is owner occupied and is to be sold in its current condition 'as is where is'. The owner requests no For Sale sign on the property. Can be sold together with the home next door, also currently for sale with no For Sale sign. See 2530 Patricia Ave., MLS R2910116

## KEY INFORMATION

MLS® R2910545

Residential Detached

Woodland Acres

4 Bedrooms

4 Bathrooms

2,407 SF

7,800 SF Lot

## FEATURES

Year Built: 1973

Listed By: Royal Pacific Tri-Cities Realty

**rennie**