

# 1010 Saddle Street, Coquitlam

\$1,899,999



**DEVELOPER & INVESTOR OPPORTUNITY -**  
Located within the coveted Coquitlam Center SkyTrain TOA Tier 3 zone, this 5bed 3bath home sits on 8,712 sq foot lot and is an **EXCEPTIONAL** holding property. Thanks to Bill 47, this **NOW** prime location offers an FSR of 3.0, allowing for up to 8 stories of vibrant community living. Enjoy proximity to Coquitlam Center Mall, all levels of transit, access to Hwy 1 and glorious views of Burke Mountain, Mount Baker, and Golden Ears. Get in on the action now before this neighborhood **BOOMS!** Call your **AGENT** for more information.

## KEY INFORMATION

MLS® R2921417

Residential Detached

Ranch Park

5 Bedrooms

3 Bathrooms

3,030 SF

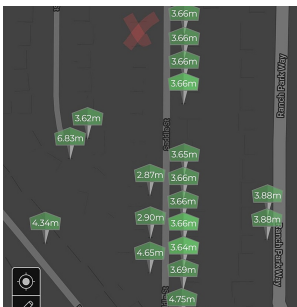
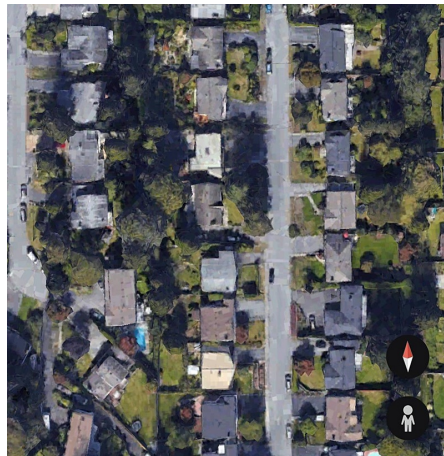
8,712 SF Lot

## FEATURES

Year Built: 1976

Views: Mountains

Listed By: Renanza Realty Inc.



Prescribed Distance from Station  
(metres)  
Greater than 400 to 800  
Min. Allowable Density (FAR)\* 3.0  
Min. Allowable Height (storeys) Up to 8  
Tier \*FAR stands for Floor Area Ratio.

### Transit-Oriented Development Areas in Coquitlam

These new rules affect eight areas in Coquitlam close to SkyTrain stations.

- Braid Station
- Burquitlam Station
- Coquitlam Central Station

rennie