

# 3307 Coy Avenue, Coquitlam

\$3,499,900



\*\*\*INVESTORS or DEVELOPERS\*\*\* This property represents a compelling investment opportunity in the thriving Coquitlam N.E. Area (Burke Mountain). With its inclusion in the Hazel-Coy Neighbourhood Plan and the potential for rezoning when the OCP is amended, Awaiting the completion of Phase 3. This 1.26-acre parcel offers a canvas for future residential development. House has an unfinished basement, main level is in livable condition but needs a handy person to put their renovation thoughts on this vintage house. For more info and status updates go to <https://letstalkcoquitlam.ca/hazelcoy>

## KEY INFORMATION

MLS® R2952036

Residential Detached

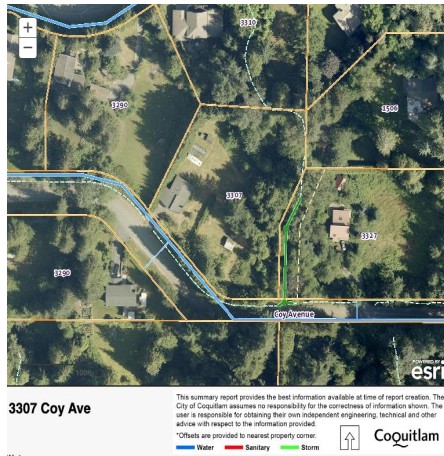
Burke Mountain

3 Bedrooms

2 Bathrooms

2,445 SF

54,886 SF Lot



## FEATURES

Year Built: 1975

Views: BURKE MOUNTAIN

Listed By: Royal LePage West Real Estate Services

