

# 3144 Lancaster Place, Port Coquitlam

\$1,575,000



**BELOW ASSESSED VALUE!** This 3 bedroom +den family home site against a beautiful greenbelt with evergreen trees surrounding the massive 11,449 SF lot situated quiet cul-de-sac. Features include a comfortable living room, modern appliances, new counter tops, gas fireplace and new laminate floors. Potential for a small secondary/in-law suite Ample parking for multiple vehicles and RV. Development potential for two lot subdivision (RS-4). See SSMUH Bill 44, Lot is zoned and meets requirements for 4-6 unit application and is within 400m of major bus route, please verify with the city. Centrally located with walking distance to parks, Westwood Elementary and Maple Creek Middle School, Skytrain, Coquitlam Centre and various shops & services. Great investment potential! Book a private showing today!

## KEY INFORMATION

MLS® R2953319

Residential Detached

Central Port Coquitlam

3 Bedrooms

3 Bathrooms

1,783 SF

11,449 SF Lot

## FEATURES

Year Built: 1974

Listed By: Royal LePage Sterling Realty

