

FOR SALE

3659 Crouch Ave, Coquitlam



One Acre Single Family
Development Land
On Burke Mountain

Property Highlights

Hycroft Realty Ltd is pleased to present the exclusive sale offering of one of Burke Mountain's finest and last remaining single family development properties. This one-acre view property is designated **Compact Low Density Residential** in the Official Community Plan with the ability to rezone to the builder's choice of either RS-7 (Small Village Single Family Residential) or RS-8 (Large Village Single Family Residential).

Perfect Acre
View Property on
Burke Mountain

Single Family
Development
Opportunity

One block from
the new Burke
Mountain Village

North side of
future David
Avenue

10 minute drive
to Coquitlam
City Centre

Owen Yates Personal Real Estate Corp

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www.hycroftrealty.com



HYCROFT
REALTY LTD.

FOR SALE

3659 Crouch Ave,
Coquitlam, BC

1 Acre Single Family Development Land



LOCATION

Conveniently located only +/-375 yards from the new master planned Burke Mountain Village, which will be home to 2,000-plus residential dwellings and 120,000 square feet of retail/commercial space including a grocery store, plus a large public plaza and Village Greenway.

PROPERTY FEATURES

Total Site Area: 43,560 sqft
Depth: 75.350m
Width: 54.243m
Current Zoning: RS-2
PID: 003-915-8080

LAND USE DESIGNATION

Compact Low Density:
Accommodates detached single family homes on smaller lots.

CORRESPONDING ZONES

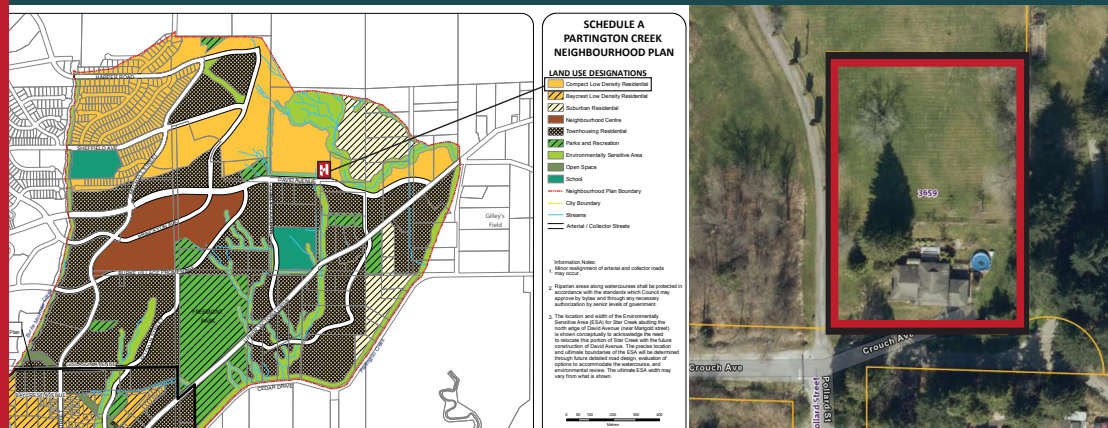
RS-7 Small Village Single Family
RS-8 Large Village Single Family
RS-9 Large Single Family
P-1 Civic Institutional

PRICING & OFFERING

Please call Owen 604-315-5141
for pricing and process guidance



B: Visit www.BurkeVillage.ca for more information on Burke Village



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