

Welcome To

349 Blue Mountain St, Coquitlam



Mark Edmonds

604-728-5072
medmonds@telus.net
www.markedmonds.com

**Prudential
Sterling Realty**



Please contact Mark Edmonds for specifications: 604-728-5072
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3137 ST JOHNS ST, PORT MOODY, BC V3H 2C8



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AWESOME HERITAGE type home on huge lot with a BONUS. Home features 3 bedrooms up with large LR on main with cozy wood burning fireplace, formal DR off of good size kitchen with huge deck off with view of river & Mt. Baker. Basement finished with one bedroom suite (unauthorized) plus unfinished area. Two huge workshops (16x20) (16x28) under both decks. Lots of updating, metal roof, plumbing, electrical with all original wood windows adding to the character. Bonus is lot size as City OCP can apply to rezone and subdivide into two lots to build two homes with carriage houses on paved laneway. Great opportunity here to live, hold or rent or apply for developing now.



Lot	9144 ft. ²
Frontage	72.65 ft
Type	Multifamily
Style	2 Storey w/Bsmt.
Bedrooms	4
Bathrooms	3
Size	2500 ft. ²

For more photos and a virtual tour, please visit: www.markedmonds.com



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