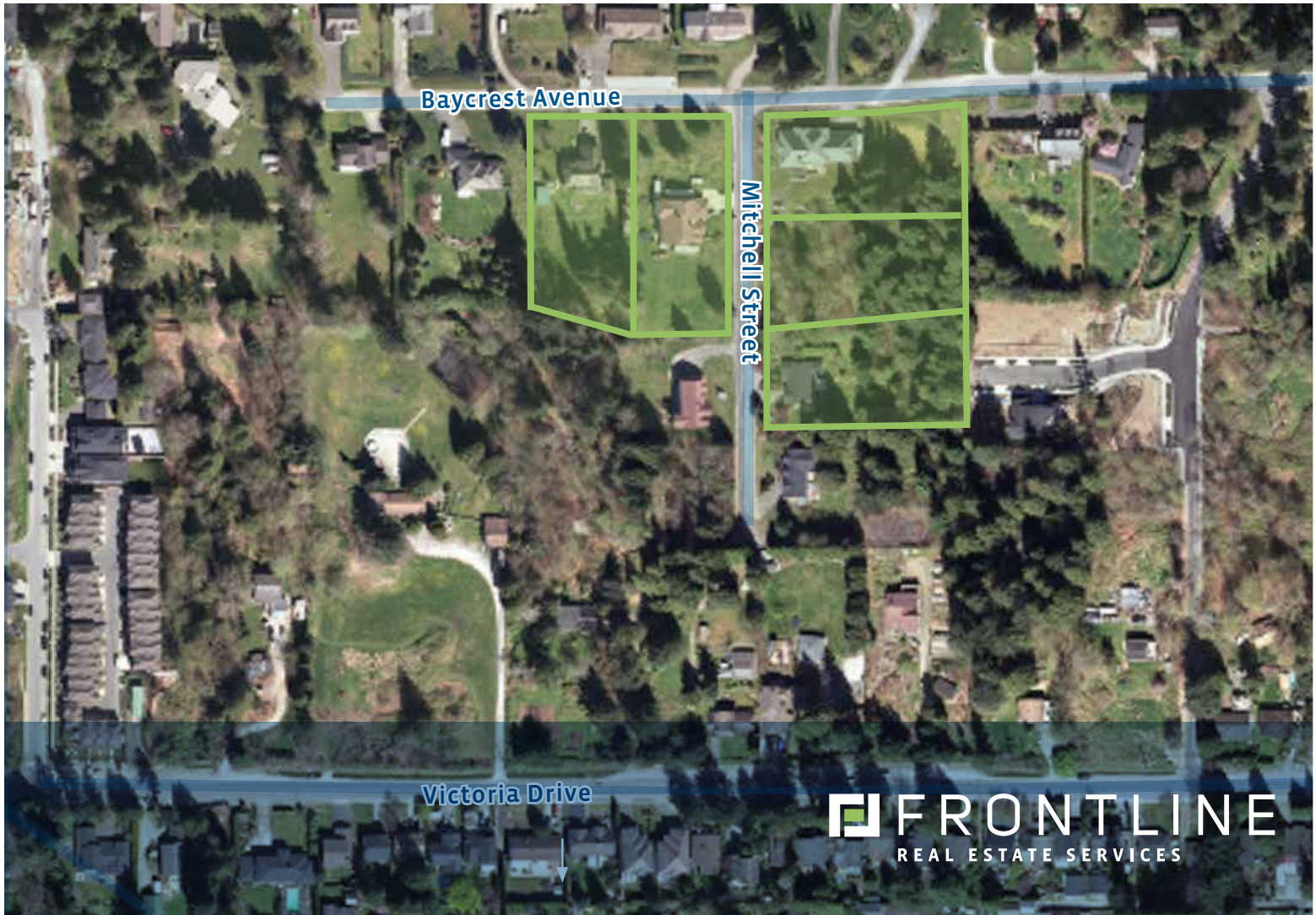


# FOR SALE

SINGLE FAMILY DEVELOPMENT SITE ON BURKE MOUNTAIN

Baycrest Avenue &  
Mitchell Street  
Coquitlam, BC



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 37 Single Family Lots (Mixed RS-7 and RS-8)
- Located in the Partington Creek Neighbourhood Plan
- Designated Baycrest Low Density Residential
- Close proximity to future Partington Creek Neighbourhood Centre

For more information  
PLEASE CONTACT:

Owen Yates  
Personal Real Estate Corporation  
d 604.687.8320  
c 604.315.5141  
owen@FLRE.ca

Justin Mitchell  
Personal Real Estate Corporation  
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[www.FLRE.ca](http://www.FLRE.ca)

# FOR SALE

## SINGLE FAMILY DEVELOPMENT SITE ON BURKE MOUNTAIN

### OPPORTUNITY

This offering presents an opportunity to acquire a prime, single family development site in the future heart of Burke Mountain located adjacent to what will soon be the Partington Creek Neighbourhood Centre. PLA was received May 31, 2017 with Fourth Reading expected early Fall 2017.

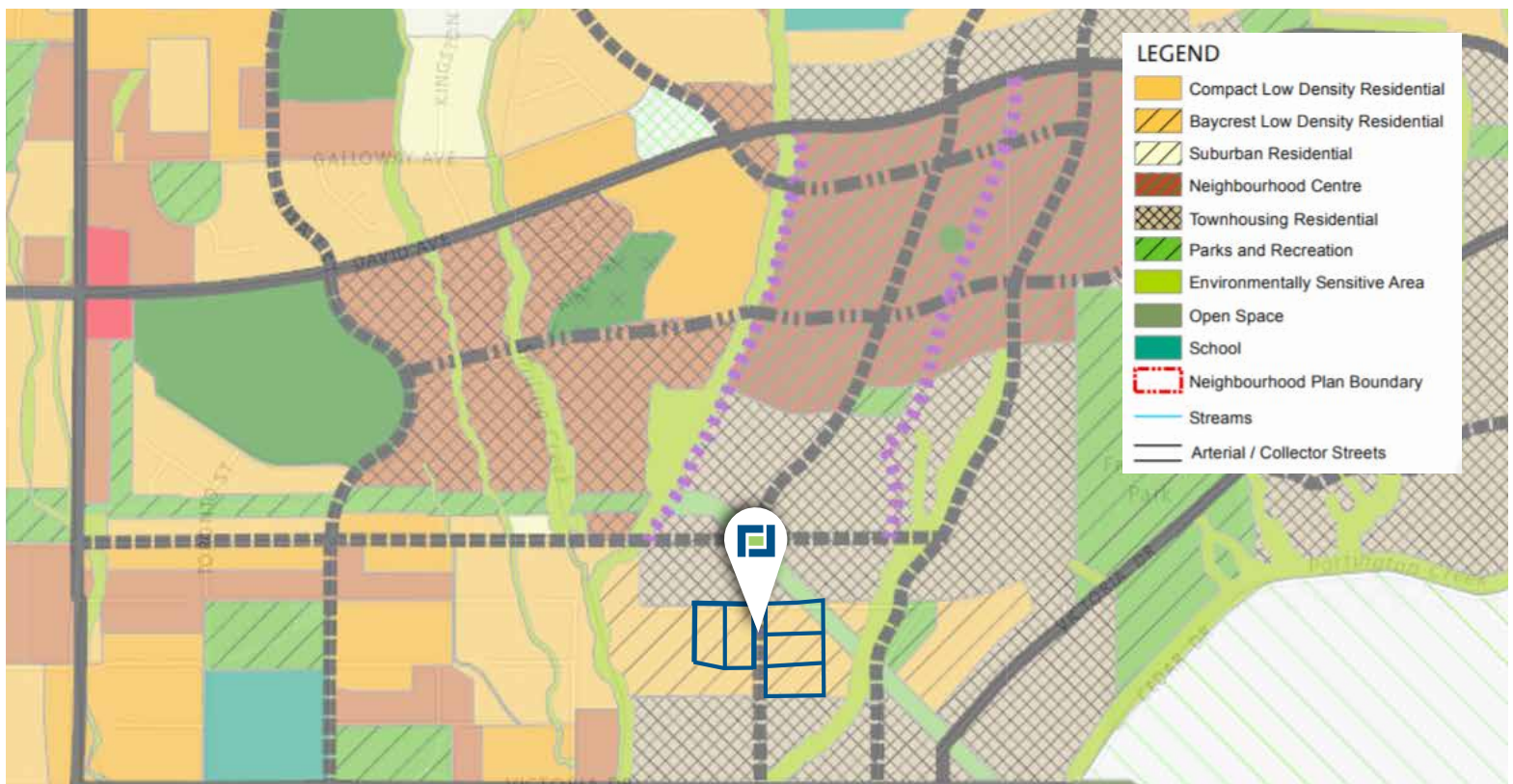
### DEVELOPMENT POTENTIAL

As shown on the land use map, the subject site possesses a “Baycrest Low Density” land use designation which accommodates detached single family homes and residential infill (duplexes, triplexes and quadruplexes) on smaller lots. The current layout that has achieved PLA will yield 22 x RS-7 Lots and 15 x RS-8 Lots. Please note that the 6 lots (#9-14) on the southside of Forst Avenue at the west side of Mitchell will be excluded from this sale.

### CURRENT USE

Five of the six properties are currently improved with large single family homes. 1245 Mitchell Street is a forested parcel of raw land.

### LAND USE MAP



FOR MORE INFORMATION CALL 604.687.8300

# FOR SALE

SINGLE FAMILY DEVELOPMENT SITE ON BURKE MOUNTAIN

Baycrest Avenue &  
Mitchell Street  
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## PROJECT DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon request.

- Title
- Tax reports
- Surveys
- PLA Documents
- Servicing requirement documents
- Geotech Reports
- Significant Natural Feature Reports

Please contact the listing agents to obtain access to the data room containing the above documents.

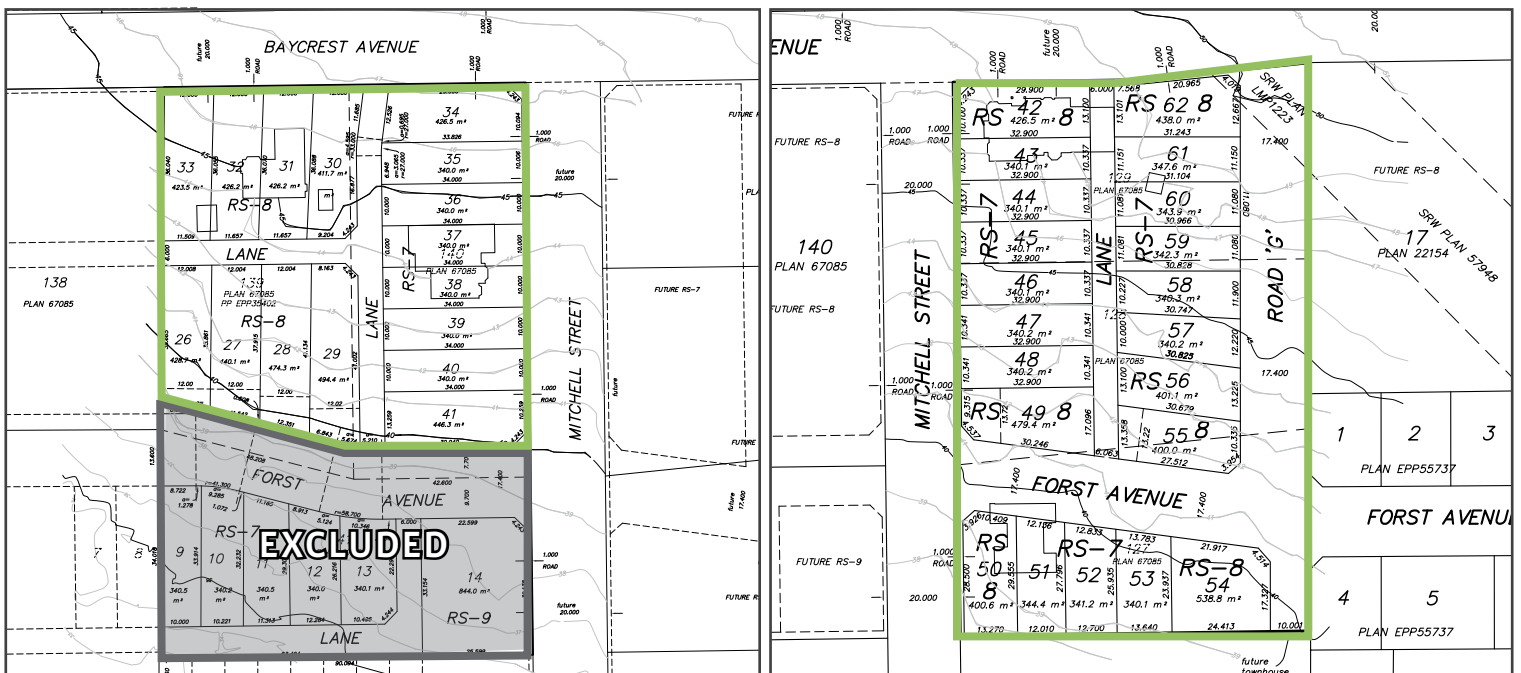
## PROPERTY TAXES

\$37,840.62 (2016)

## ASKING PRICE

Please contact the listing agents for price guidance.

## PROPOSED SITE PLANS



## PROPERTY ADDRESSES

### 3500 Baycrest Avenue

Legal Description: Lot 129 Sec 7 Twnp 40 NWP 67085  
Pid: 002-144-735

### 3482 Baycrest Avenue

Legal Description: Lot 139 Sec 7 Twp 40 NWP 67085  
Pid: 002-142-902

### 1235 Mitchell Street

Legal Description: Lot 127 Sec 7 Twp 40 NWP 67085  
Pid: 002-144-671

### 1245 Mitchell Street

Legal Description: Lot 128 Sec 7 Twp 40 NWP 67085  
Pid: 002-144-719

### 1250 Mitchell Street

Legal Description: Lot 140 Sec 7 Twp 40 NWP 67085  
Pid: 001-325-019

# FRONTLINE

REAL ESTATE SERVICES

The Frontline Development Land Team is composed of two of Frontline's Partners: Owen Yates and Justin Mitchell. They are supported by Land and Investment Specialists Mike Harrison and Adam Lawrence, as well as the Frontline support team including the sector's Client Service Coordinator, Megan Johal, and Frontline's Director of Marketing, Ande Kuric.



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Frontline Real Estate Services Ltd. is a full-service real estate agency offering real estate broker and marketing services across the Fraser Valley, BC.

Come visit us at our office, conveniently located on 200th Street right off Highway 1.

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