

# For Sale



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## 2973 Burns Road, Port Coquitlam

### Opportunity

A rural farm property in an urban location, this 5.39 acre property is situated between Fremont Street and Burns Road in the Riverwood area of Port Coquitlam, just north of the popular Carnoustie Golf Course.

Currently improved with an older 2 bedroom home, this property is in the Agricultural Land Reserve (ALR) and would be an excellent hobby farm or estate lot. Although the property is fallow, the property has been farmed in the past and is presently tenanted.

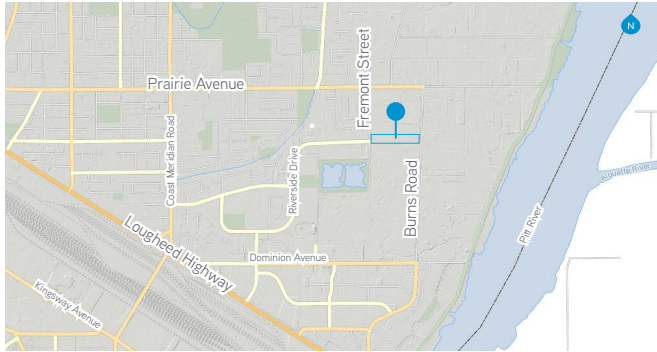
Smaller agricultural properties have become increasingly popular, offering owners the ability to generate agricultural revenue, receive farm tax status, and enjoy a private estate like lot within an urban location. Downtown Vancouver is within a 45 minute drive while a range of recreational and commercial amenities are just outside the door.

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## Municipal Map



## Legal Description

PID: 011-069-767

PARCEL ONE, PLAN NWP4318, SECTION 5, TOWNSHIP 40,  
NEW WESTMINSTER LAND DISTRICT, (EXPL PL 14768) OF  
PCL A (REF PL 10686) LOTS 12, 13 & 14

## Site Size

234,857.76 SF (5.39 Acres)

## Improvements

Smaller Single Family Home

## Zoning

A-Agriculture  
ALR (Agricultural Land Reserve)

## Assessed Value (2021)

Land	\$2,438,000
Improvements	\$34,200
<b>Total</b>	<b>\$2,472,200</b>

## Property Taxes (2021)

\$7,886.82

## Asking Price

\$3,500,000

*Please call the Listing Agents for a showing.*



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