



Presented by:
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Active
R2868705
Board: V
House/Single Family

3051 DAYBREAK AVENUE

Coquitlam
Ranch Park
V3C 2G3

Residential Detached
\$1,749,000 (LP)
(SP)



3051 DAYBREAK AVE

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1965
Frontage(feet): 96.00	Bathrooms: 3	Age: 59
Frontage(metres): 29.26	Full Baths: 2	Zoning: RS1
Depth / Size: 116	Half Baths: 1	Gross Taxes: \$4,983.67
Lot Area (sq.ft.): 11,136.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.26	P.I.D.: 010-114-335	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Mountains		
Complex/Subdiv: Ranch Park		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 22, BLOCK 2, PLAN NWP15657, DISTRICT LOT 374, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	1,808	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	6'2 x 10'	Main	Patio	25'9 x 30'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10'8 x 19'2			x	Above 4
Finished Floor (Below):	1,133	Main	Family Room	11'6 x 21'			x	Above 4
Finished Floor (Basement):	0	Main	Dining Room	8'2 x 9'7			x	Below 2
Finished Floor (Total):	2,941 sq. ft.	Main	Kitchen	12'8 x 9'6			x	
Unfinished Floor:	0	Main	Primary Bedroom	16'1 x 17'10			x	
Grand Total:	2,941 sq. ft.	Main	Bedroom	10'5 x 10'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'5 x 9'10			x	
		Below	Flex Room	14'10 x 9'3			x	
		Below	Recreation Room	16' x 13'			x	
		Below	Family Room	21'11 x 11'6			x	
		Below	Bedroom	10'5 x 18'			x	
		Main	Patio	41'7 x 7'8			x	

Suite: **None**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Royal LePage Elite West** **Royal LePage Elite West**

~ Ranch Park Special ~ This 2 level house is sitting pretty on a 11,000 sq/ft lot with 2 driveways, 2 car garage, tons of parking and amazing views. Just under 3000 interior sq/ft with a super functional lay-out and great flow. 3 beds and 2 baths on the main level which is also ground level walk-in. Rancher style with full basement. Downstairs is home to another bedroom and bathroom + gym, games room and rec room. Easy suite potential. Back upstairs the kitchen flows nicely into dining room and sunken living room. The back deck is huge and wraps around for maximum entertain space. Hot tub is already there and waiting for it's new owner. Super close to the Ranch Park Park and priced close to assessed value. Open House Sat and Sun April 13th + 14th from 2:00-4:00. Be There :))