

Presented by:

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R2868705

Board: V House/Single Family **3051 DAYBREAK AVENUE**

Coquitlam

Ranch Park V3C 2G3

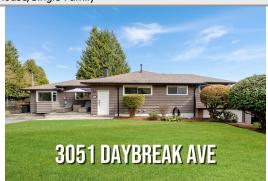
Residential Detached

Parking Access: Front

Dist. to School Bus: 1 block

Land Lease Expiry Year:

\$1,749,000 (LP) 000



If new, GST/HST inc?: Original Price: \$1,749,000 Sold Date: Approx. Year Built: 1965 Meas. Type: **Feet** Bedrooms: Frontage(feet): 96.00 3 Age: 59 Bathrooms: Frontage(metres): 29.26 Full Baths: 2 Zoning: RS1 Depth / Size: Half Baths: Gross Taxes: \$4,983.67 116

Lot Area (sq.ft.): **11,136.00** Rear Yard Exp: North For Tax Year: 2022 Lot Area (acres): 0.26 010-114-335 Tax Inc. Utilities?: No P.I.D.: Tour: Virtual Tour URL Flood Plain:

Parking: Add. Parking Avail., Garage; Double, RV Parking Avail.

Yes: Mountains View: Complex/Subdiv: Ranch Park

First Nation Reserve:

Metered Water:

R.I. Plumbing:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water** Sewer Type: City/Municipal Water Supply: City/Municipal Total Parking: **10** Covered Parking: **2**

Driveway Finish: Asphalt

Property Disc.: Yes

Fixtures Leased: No:

Fixtures Rmvd: No:

Dist. to Public Transit: 1 block

Title to Land: Freehold NonStrata

Mixed

Style of Home: 2 Storey, Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Mixed

Foundation: **Concrete Perimeter**

Renovations: Reno. Year: # of Fireplaces: 2 R.I. Fireplaces: Rain Screen:

Fireplace Fuel: Wood

Fuel/Heating: Forced Air, Natural Gas, Wood

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt

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

Air Cond./Central, In Suite Laundry Amenities:

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool Features:

Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,133 Finished Floor (Basement): 0 Main Family Room Main Dining Room 8'2 x 9'7 Floor Main Patio 25'9 x 30'5 Floor Abov x Abov x Below	e 4
Finished Floor (Below): 1,133 Main Family Room 11'6 x21' x Above Finished Floor (Basement): 0 Main Dining Room 8'2 x9'7 x Below	e 4
Finished Floor (Basement): 0 Main Dining Room 8'2 x 9'7 x Below	1
	, 2
	- 1
Finished Floor (Total): Main Ain Main Main Main Main Primary Bedroom 12'8 x9'6 X X	
Unfinished Floor: 0 Main Bedroom 10'5 x10'10 x	
Grand Total: 2,941 sq. ft. Main Bedroom 12'5 x9'10 x	
Below Flex Room 14'10 x9'3 x	
Fir Area (Det'd 2nd Res): sq. ft. Below Recreation Room 16' x13'	
Below Family Room 21'11 x11'6 x	
Suite: None Below Bedroom 10'5 x18' x	
Basement: Fully Finished, Separate Entry Main Patio 41'7 x 7'8 x	

Registered in MHR?: PAD Rental: Manuf Type: Crawl/Bsmt. Height: # of Levels: 2 CSA/BCE: MHR#: Maint. Fee:

of Kitchens: 1 # of Rooms: 14 ByLaw Restrictions:

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 :))