

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD40
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,322.27
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	353.58	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	027-146-189

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail., Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Mixed, Tile, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Associa British Columbia, Inc. - 604-591-6060
<b>Complex / Subdiv:</b>	DAYBREAK
<b>Services Connected:</b>	Community, Electricity, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 8, PLAN BCS2448, SECTION 14, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location, Lane Access, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'8 x 11'8	Below	Bedroom	10'2 x 10'4
Main	Dining Room	10'8 x 7'8	Below	Foyer	3'8 x 8'5
Main	Living Room	14'1 x 15'6			
Main	Eating Area	6'5 x 9'2			
Above	Primary Bedroom	10'8 x 13'5			
Above	Bedroom	8'9 x 10'11			
Above	Bedroom	8'5 x 10'4			

<b>Finished Floor (Main):</b>	623 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	653 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	311 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,587 sqft	<b>Basement:</b>	Fully Finished	Below	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,587 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Spacious, quality-built 4-bedroom 3.5-bathroom home is centrally located in Willoughby Heights. This is one of the 3 Daybreak model homes & offers ample space for families. The bright south-facing kitchen features granite countertops, stainless steel appliances, creating a cozy area for both cooking and entertaining. A large balcony with a privacy screen enhances the home's outdoor living space. The double garage and double driveway provide parking for up to 4 cars, the garage is equipped with a Wi-Fi opener and an EV charging point. This home is one of the few with both front and rear lane access adding to its convenience. Additional features include a newer refrigerator, stove, hot water tank, and full size washer & dryer. Custom-made light-filtering curtains installed throughout.