

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

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

View:	No
Mgmt. Company:	Associa British Columbia, Inc. - 604-591-6060
Complex / Subdiv:	DAYBREAK
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	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
Amenities:	In Suite Laundry
Site Influences:	Central Location,Lane Access,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	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			

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