

# FOR SALE

## MAGNIFICENT HOME FEATURING PANORAMIC VIEWS

3039 DAYBREAK AVENUE, COQUITLAM



Five bedroom RANCH PARK home featuring panoramic views of Golden Ears & Mt. Baker. This exquisite home underwent a complete transformation in 2009 and is sure to check all the boxes. All major components were upgraded including the roof, the interior, the Hardy board exterior, windows, plumbing, 200A electrical and heating system. A few highlights include a beautifully updated kitchen with coffered ceiling, new cabinetry, granite counters and stainless appliances, as well as hardwood floors throughout the upper level and a large covered deck off the family and living room, ideal for entertaining! There is a double garage as well as RV parking, PLUS a flexible 1 or 2 bedroom mortgage helper with separate entrance & laundry. Situated on a private 11,700sq.ft professionally landscaped lot with swimming pool and hot tub. Close to Evergreen SkyTrain, Coquitlam Centre, Charles Best Secondary and any other amenity you desire.





<b>Active</b> <b>R2156426</b> Board: V House/Single Family	<b>3039 DAYBREAK AVENUE</b> Coquitlam Ranch Park V3C 2G3	Residential Detached <b>\$1,488,000</b> (LP) (SP)
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Sold Date:	Frontage (feet):	<b>110.00</b>	Approx. Year Built:	<b>1969</b>	
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Age:	<b>48</b>	
Lot Area (sq.ft.):	<b>11,700.00</b>	Bathrooms:	<b>3</b>	Zoning:	<b>RS-1</b>
Flood Plain:	Full Baths:	<b>3</b>	Gross Taxes:	<b>\$4,877.26</b>	
Rear Yard Exp:	<b>Northeast</b>	Half Baths:	<b>0</b>	For Tax Year:	<b>2016</b>
Approval Req?:			Tax Inc. Utilities?:	<b>No</b>	
If new, GST/HST inc?:			P.I.D.:	<b>007-566-387</b>	

View: **Yes: GOLDEN EARS & MT. BAKER**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: <b>Split Entry</b>	Total Parking: <b>5</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open, RV Parking Avail.</b>		
Exterior: <b>Hardi Plank, Stone</b>	Dist. to Public Transit: <b>1</b>	Dist. to School Bus: <b>5</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>	Seller's Interest: <b>Registered Owner</b>	
Rain Screen:	Property Disc.: <b>Yes</b>	PAD Rental:	
Renovations: <b>Completely</b>	Reno. Year: <b>2009</b>	Fixtures Leased: <b>No</b>	
# of Fireplaces: <b>2</b>	R.I. Plumbing:	Fixtures Rmvd: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Floor Finish: <b>Hardwood, Mixed</b>	
Water Supply: <b>City/Municipal</b>			
Fuel/Heating: <b>Forced Air</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>			
Type of Roof: <b>Torch-On</b>			

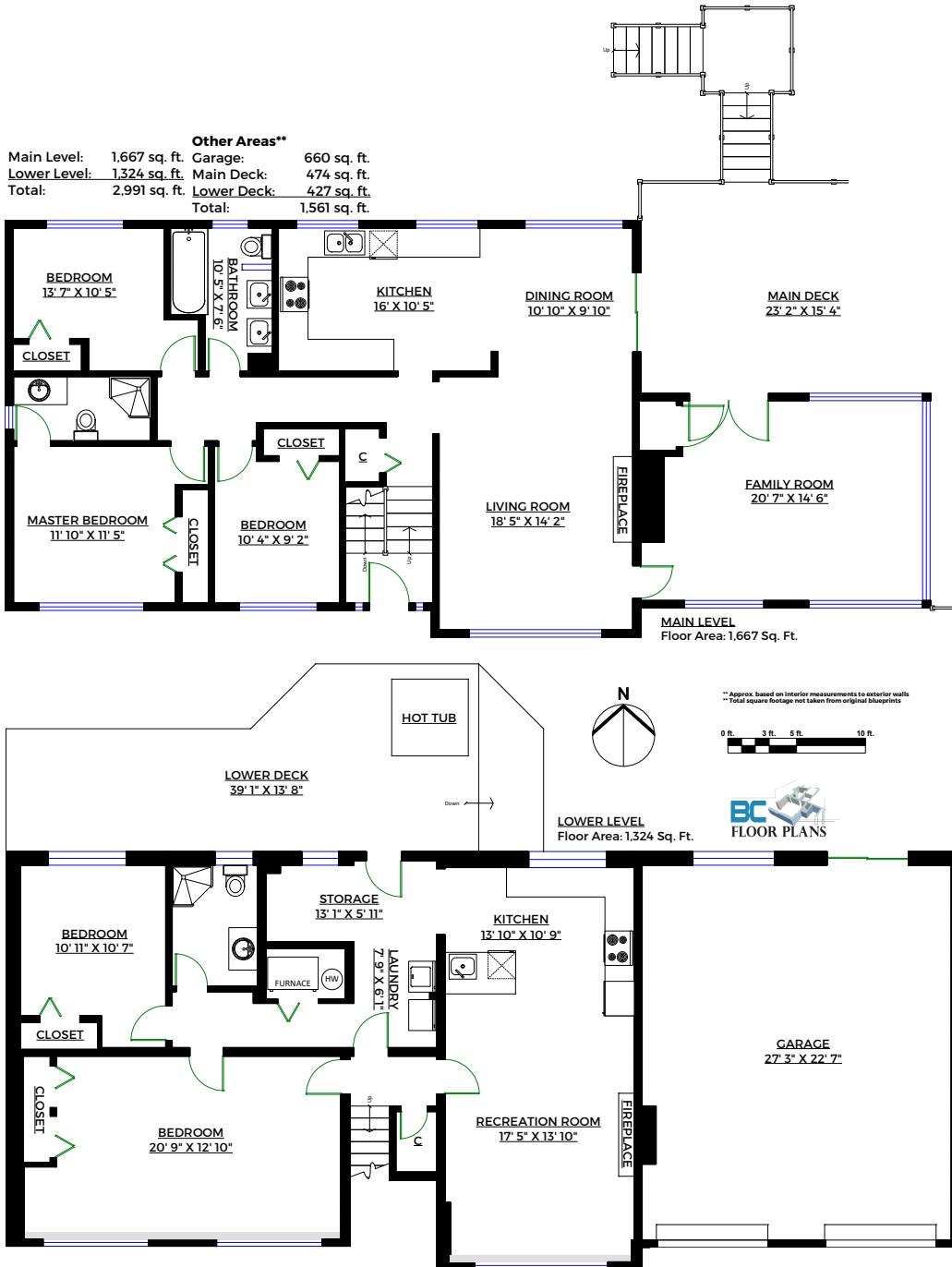
Legal: <b>PL 15657 LT 25 BLK 2 DL 374 LD 36</b>
Amenities: <b>Garden, Pool; Outdoor</b>
Site Influences: <b>Central Location, Private Yard, Recreation Nearby, Shopping Nearby</b>
Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Vaulted Ceiling</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 14'2	Below	Bedroom	20'9 x 12'10			x
Main	Kitchen	16'0 x 10'5	Below	Recreation Room	17'5 x 13'10			x
Main	Dining Room	10'10 x 9'10	Below	Kitchen	13'10 x 10'9			x
Main	Family Room	20'7 x 14'6			x			x
Main	Bedroom	13'7 x 10'5			x			x
Main	Bedroom	10'4 x 9'2			x			x
Main	Master Bedroom	11'10 x 11'5			x			x
Below	Laundry	7'9 x 6'1			x			x
Below	Storage	13'1 x 5'11			x			
Below	Bedroom	10'11 x 10'7			x			

Finished Floor (Main): <b>1,667</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>5</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>1,324</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,991 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>27'3 X 22'7</b>
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>2,991 sq. ft.</b>	Basement: <b>Full, Separate Entry</b>	6				
	Beds not in Basement: <b>5</b>	7				
		8				

# FLOORPLAN

3039 DAYBREAK AVENUE, COQUITLAM



FLOOR PLAN AND MEASUREMENTS ARE NOT TO BE RELIED ON WITHOUT VERIFICATION.



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