

BUILDING BROCHURE

DAYBREAK

20038 70 Ave. · Langley, BC V2Y 0B4 · Willoughby Heights



Scan to view online



3 FOR SALE
FROM \$809,000

6 SOLD · 12 MO
\$720,000–\$820,000

12-MO SOLD TREND
-15.3

Unit Mix

3 Bedroom 10 units 1,346 – 1,574 sf from \$700,000	4 Bedroom 45 units 1,543 – 1,698 sf from \$600,000	5 Bedroom 1 unit 1,561 – 1,561 sf from \$849,900
---	---	---

For Sale in Daybreak & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$839,000	4 / 4	1636 sf	\$513	1 20038 70 AVENUE
\$835,888	4 / 4	1603 sf	\$521	18 20038 70 AVENUE
\$809,000	4 / 4	1557 sf	\$520	6 20038 70 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$720,000	3 / 3ba	1574 sf	\$457	2026-05-18
\$732,500	3 / 3ba	1400 sf	\$523	2026-02-14
\$725,000	3 / 3ba	1554 sf	\$467	2026-01-14
\$810,000	4 / 4ba	1593 sf	\$508	2025-11-17

Value & Financing

Price Positioning \$518 /sq ft Active listings here average \$518/sf vs \$638/sf across Willoughby Heights. 19% below area average	Mortgage Snapshot \$3,875 /mo Entry price (from) \$809,000 20% down payment \$161,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
--	--

YEAR BUILT 2008	LEVELS 3	SUITES 98	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2448	DEVELOPER Ledingham Mcallister

Overview

Daybreak - 20038 70th Avenue Langley, BC V2Y 0B4, BCS2448 - Located in the popular neighbourhood of Willoughby Heights in Langley on 70th Avenue and 200 Street. This is a prime location that is close to transit, Cambridge Elementary, Sullivan Heights Secondary, restaurants, Panorama Village shopping, recreation, medical services, parks and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Whiterock, Downtown Vancouver, Surrey and Delta. Daybreak offers 98 luxury Tudor-style townhomes built by Ledingham McAllister in 2008 and are professionally managed. Most units feature three levels, three or four bedrooms, cozy electric fireplaces with wood mantels, luxurious finishing, insuite laundry, granite kitchen countertops with imported tile backsplashes, walk-in showers, deep soaker tubs, porcelain oval sinks in the bathrooms, private fenced yards with patio areas and double garages. These homes have quality construction detail and heritage inspired architecture courtesy of Gomberoff Bell Lyon Architects. Exterior finishing include itched roofs, gable ends, bay windows, wood shingles, Tudor board and extensive wood detailing. Complex features include playground amenities for the kids, visitor parking, landscaped greenspace, common walkways with seating areas and is set amongst a greenbelt. Daybreak offers residents comfortable townhome living in a quiet and desirable neighbourhood in Langley.

Amenities & Features

✓ Playground

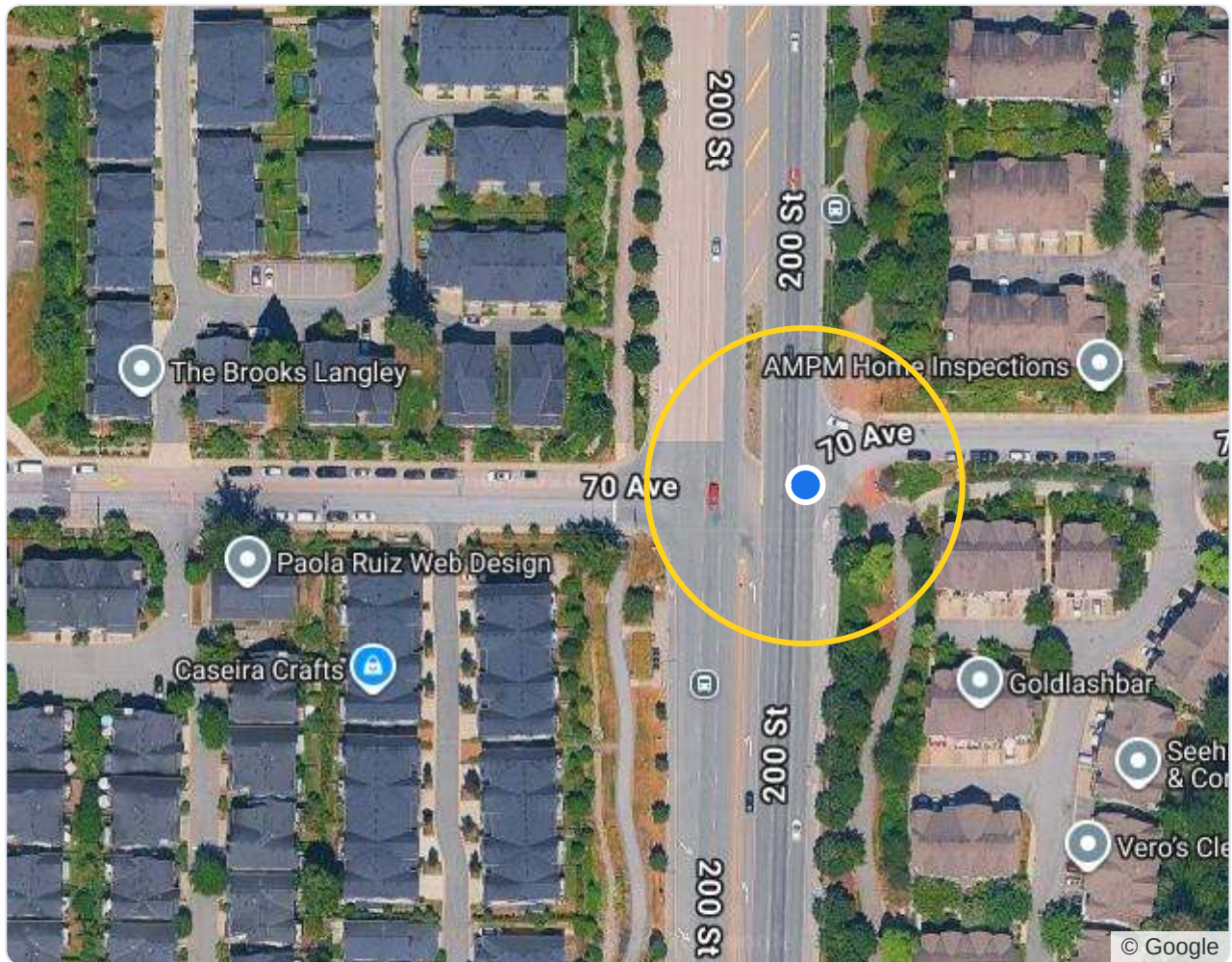
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call