



Presented by: **Jason Dryburgh PREC***

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Active
R2621600
Board: F
House/Single Family

34558 KENT AVENUE
Abbotsford
Abbotsford East
V2S 2W8

Residential Detached
\$999,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **62.00**
Frontage(metres): **18.90**
Depth / Size: **175**
Lot Area (sq.ft.): **10,850.00**
Lot Area (acres): **0.25**
Flood Plain: **No**
View: **Yes: SUNNY+PRIVATE SOUTH EXP**
Complex/Subdiv: **CLAYBURN / STENERSEN**
Services Connected: **Community**

If new, GST/HST inc?:
Bedrooms: **5**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Rear Yard Exp: **South**
P.I.D.: **008-718-474**

Original Price: **\$999,000**
Approx. Year Built: **1970**
Age: **51**
Zoning: **RS3**
Gross Taxes: **\$4,017.01**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Glass, Other**
Foundation: **Concrete Perimeter**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Carport & Garage, Grge/Double Tandem**
Driveway Finish:
Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**

Renovations: **Addition, Partly** Reno. Year: **1993**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas** Rain Screen:
Fuel/Heating: **Forced Air, Natural Gas** Metered Water:
Outdoor Area: **Fenced Yard, Sundeck(s)** R.I. Plumbing:
Type of Roof: **Asphalt** Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 13, PLAN NWP28210, PART NW1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	1,718	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	680	Main	Foyer	5'4 x 15'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'0 x 15'11			x	Main 4
Finished Floor (Below):	0	Main	Family Room	21'0 x 15'11			x	Main 2
Finished Floor (Basement):	0	Main	Dining Room	13'11 x 12'0			x	Above 4
Finished Floor (Total):	2,398sq. ft.	Main	Kitchen	13'11 x 12'1			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 10'7			x	
Grand Total:	2,398sq. ft.	Main	Bedroom	10'7 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	17'3 x 14'0			x	
Suite:		Above	Walk-In Closet	6'9 x 5'11			x	
Basement:Crawl		Above	Bedroom	10'7 x 10'7			x	
		Above	Bedroom	10'7 x 10'7			x	
		Main	Laundry	10'11 x 7'10			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Keller Williams Elite Realty**

THE EAGLE HAS LANDED. Celebrating HIGHLIGHTs of a Unique+Rare Opportunity.. LAND. Sprawling 1/4 acre sun drenched yard w/mature trees for ample privacy+entertainer's oasis w/Hot Tub! HOOD. Perfect lifestyle! Enjoy desirable family oriented community yet steps to shopping+Margaret Stenersen School. Convenient access to major transit! SPACE. Spacious home inc/1993 addition. Bring the family! 5 beds+2.5baths, multiple living areas, massive kitchen, oversized mud room, double length drive-thru garage! Bonus 2x Sheds (360ft) w/power! BONES. 2012 EcoEnergy Retrofit (energuide). Roof Approx 2005. Furnace 2012. Most windows Vinyl/Double. INVEST. Bring your paintbrush+ideas to reno+enjoy for years to come OR your chance to re-build DREAM HOME on flat prime lot / explore rezone to RS4/duplex w/City!

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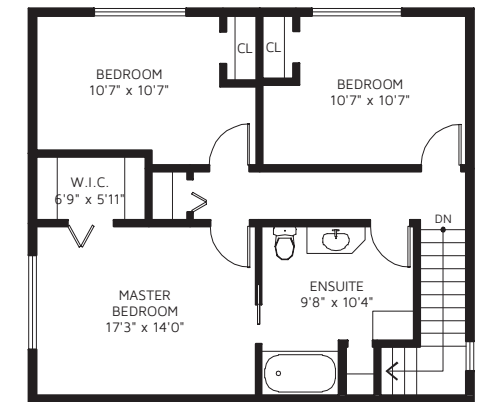
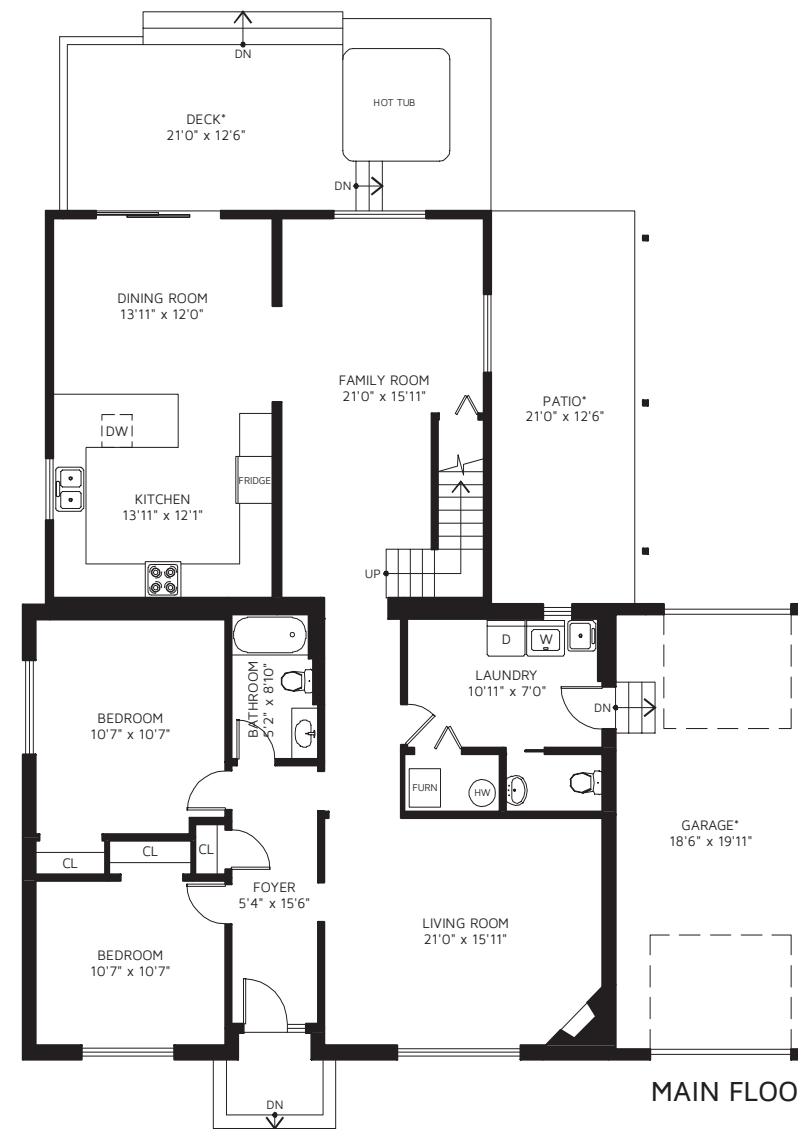
**34558 KENT AVE,
ABBOTSFORD, V2S 2W8**



UPPER FLOOR	680 SQ FT
MAIN FLOOR	1,718 SQ FT
TOTAL FINISHED AREA	2,398 SQ FT

DECK*	301 SQ FT
PATIO*	220 SQ FT
GARAGE*	353 SQ FT
SHED A*	105 SQ FT
SHED B*	240 SQ FT

*NOT INCLUDED IN OVERALL SQUARE FOOTAGE



UPPER FLOOR

MAIN FLOOR