



Presented by:  
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**Active**  
**R2635043**  
Board: F  
House/Single Family

**34548 KENT AVENUE**  
Abbotsford  
Abbotsford East  
V2S 2W8

Residential Detached  
**\$999,900** (LP)  
(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$999,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**  
Frontage(feet): **62.00** Bathrooms: **2** Age: **49**  
Frontage(metres): **18.90** Full Baths: **1** Zoning: **RS3**  
Depth / Size: **175** Half Baths: **1** Gross Taxes: **\$3,747.74**  
Lot Area (sq.ft.): **10,850.00** Rear Yard Exp: **South** For Tax Year: **2021**  
Lot Area (acres): **0.25** P.I.D.: **007-046-693** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: \_\_\_\_\_  
View: **Yes: SUNNY+PRIVATE SOUTH EXP**  
Complex/Subdiv: **CLAYBURN / STENERSEN**  
Services Connected: **Electricity, Sanitary Sewer, Water**

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood, Other**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: **Natural Gas** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Natural Gas** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Patio(s)** Fixtures Leased: **No** :  
Type of Roof: **Asphalt** Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 12, PLAN NWP28210, PART NW1/4, SECTION 23, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,285	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'4 x 8'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'2 x 11'8			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'0 x 11'5			x	Main 2
Finished Floor (Basement):	0	Main	Bedroom	12'3 x 7'8			x	
Finished Floor (Total):	1,285sq. ft.	Main	Laundry	7'1 x 7'3			x	
Unfinished Floor:	0	Main	Bedroom	9'11 x 13'11			x	
Grand Total:	1,285sq. ft.	Main	Bedroom	9'11 x 11'7			x	
			Bedroom	9'8 x 10'8			x	
							x	
							x	
							x	
							x	
							x	

Flr Area (Det'd 2nd Res): **sq. ft.**

Suite: **None**  
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
ByLaw Restrictions: \_\_\_\_\_

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

**RANCHER+QUARTER ACRE HAVEN!** Celebrating HIGHLIGHTs of a Unique+Rare Opportunity.. LAND. Sprawling 1/4 acre sun drenched Southern exposed yard w/mature trees for ample privacy+entertainer's oasis! HOOD. Enjoy desirable family oriented community yet steps to shopping+Margaret Stenersen School. Convenient access to major transit! SPACE. Enjoy the comfort & convenience of single floor living - say NO to stairs! Don't let the size fool you - well appointed 1285ft plans lives much larger. Semi-open concept living open onto to expansive 305ft patio. Modern Kitchen w/updated appliances. 4 beds! Bonus 264ft detached workshop! INVEST. Bring your paintbrush+ideas to reno+enjoy for years to come OR your chance to re-build your DREAM HOME on flat prime lot OR explore rezone to RS4/duplex w/City!

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**OWN  
YOUR  
MARKET**

34548 Kent Avenue,  
Abbotsford, B.C.

Main Floor: 1,285 sq.ft.

**Auxiliary Area**

Garage: 223 sq.ft.  
Patio: 305 sq.ft.  
Workshop/Games: 264 sq.ft.



**kwELITE REALTY**  
KELLERWILLIAMS



Valid Until: July 19, 2022

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