

34580 MERLIN DRIVE

5 BEDROOM | 3 BATHROOM | LIVING AREA: 2,730 SQFT



This 5 bedroom 3 bathroom home is ready for a new family to enjoy! The large foyer is welcoming and spacious. Downstairs is a rec room that leads to a games room and 2 bedrooms and 1 bathroom down, wet bar & a separate entrance. Upstairs is nice and bright with sunlight coming into the living room, dining room, & kitchen. Not to mention the enclosed sunroom / family room! 3 more bedrooms upstairs with beautiful Mahogany French doors off the master bedroom leading to the large and private sundeck! When it's time for the sun to leave for winter, you will appreciate the wood fireplace upstairs and the gas fireplace downstairs. Room for RV parking within the fenced side yard with RV gate & person gate. A large front yard & additional private side yard surrounded with hedges.

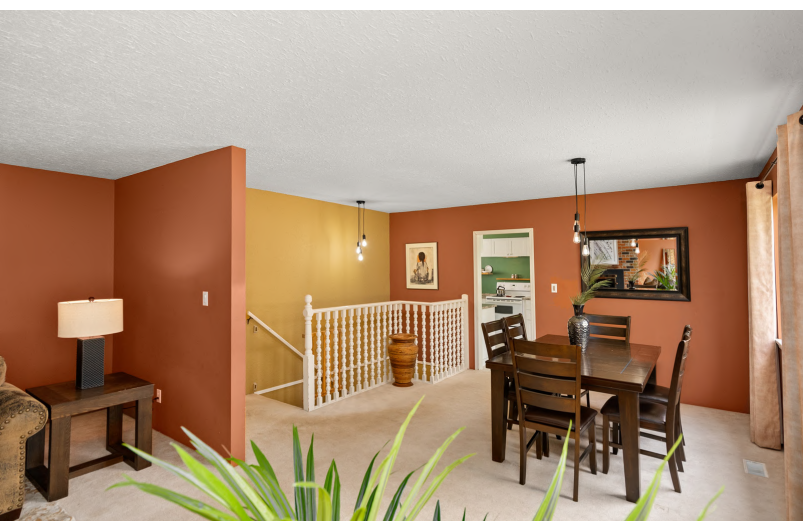


604-614-6401
mark@elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE

Walk Score

41

Car Dependent

Most errands require a car

Transit Score

45

Some Transit

A few nearby public transportation

Bike Score

48

Somewhat Bikeable

Minimal bike infrastructure

SCHOOL CATCHMENT

McMillan Elementary (K-5)

34830 Oakhill Drive
Abbotsford, B.C. V2S 7R3
(604) 859-0126

William A. Fraser Middle (6-8)

34695 Blatchford Way
Abbotsford B.C. V2S 6M6
(604) 859-6794

Yale Secondary (9-12)

34620 Old Yale Road
Abbotsford B.C. V2S 7S6
(604) 853-0778

COMMUTE to Downtown Abbotsford



6 min



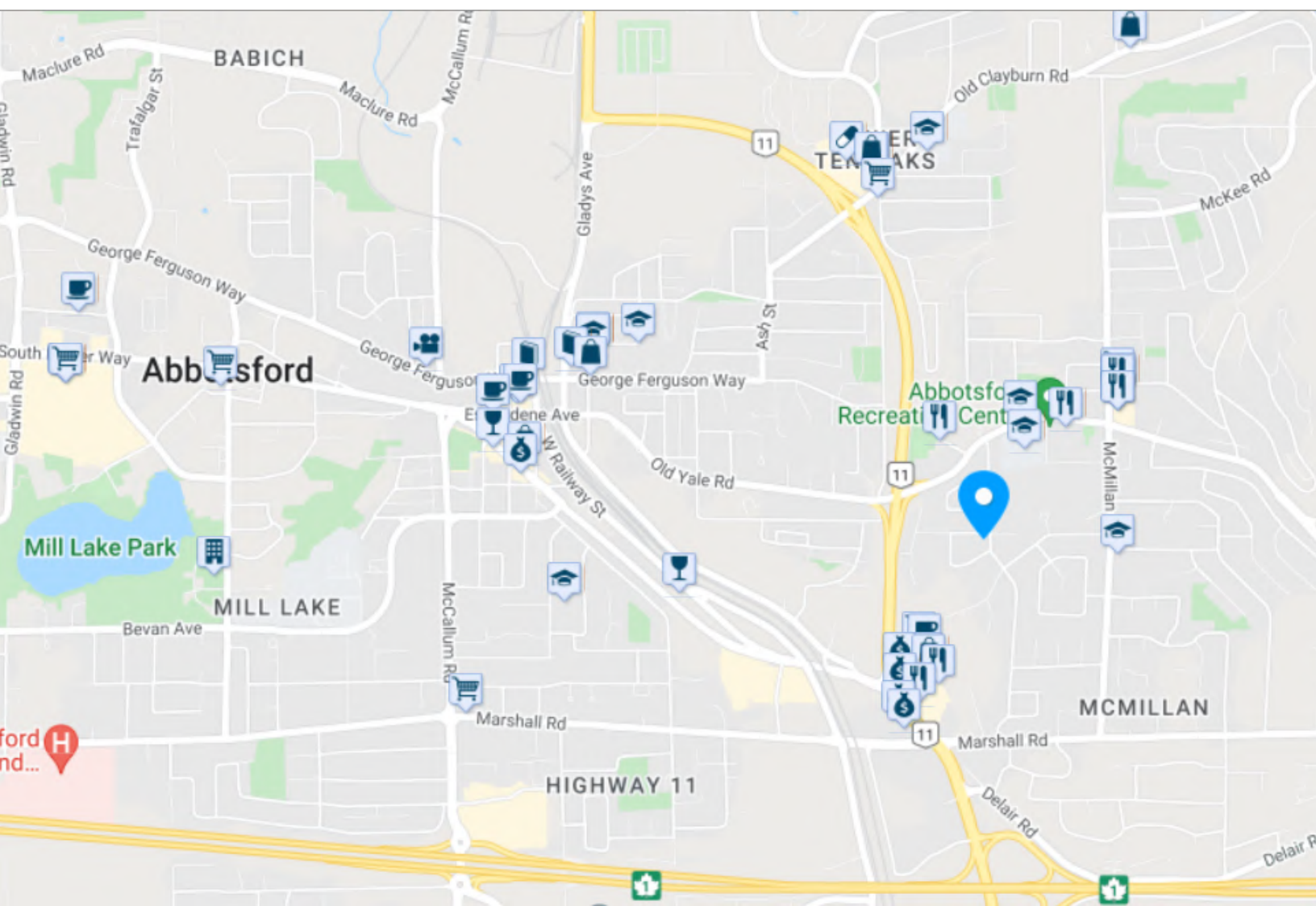
13 min



15 min



32 min



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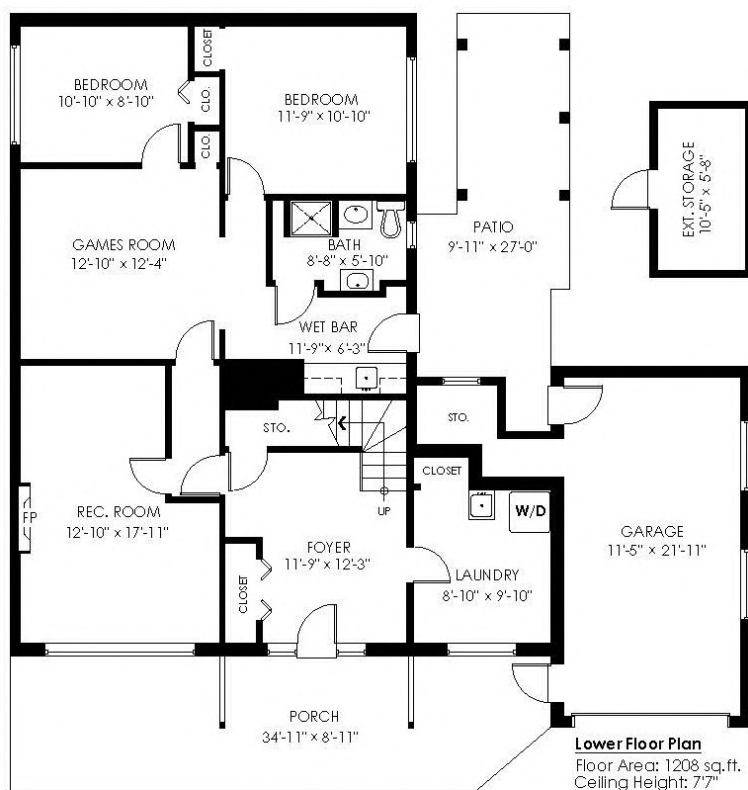
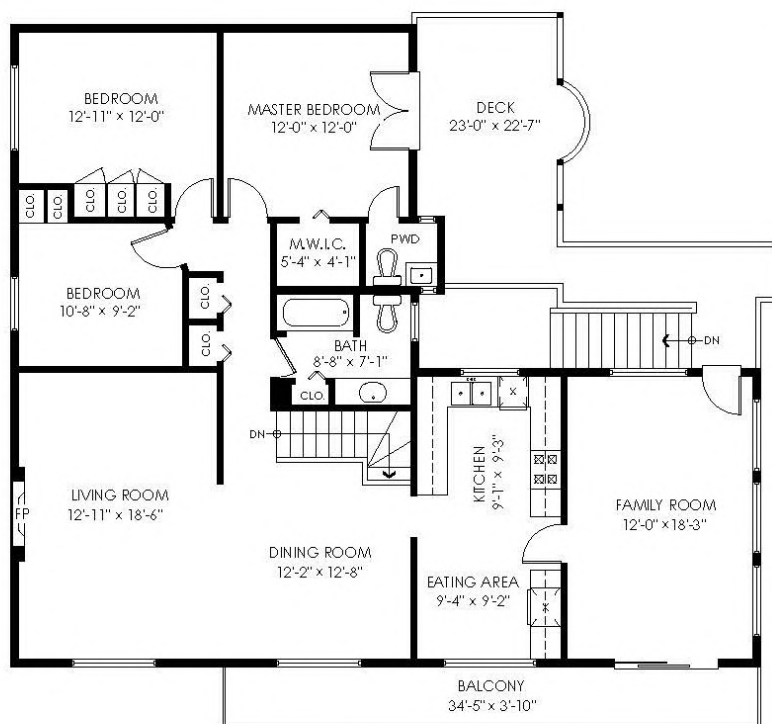
Scan QR Code to
view Virtual
Walkthrough

34580 Merlin Dr, Abbotsford

Main Floor:	1,527 sq.ft.
Lower Floor:	1,203 sq.ft.
Total Livable:	2,730 sq.ft.

Garage/ Sto.:	327 sq.ft.
Grand Total:	3,057 sq.ft.

Patio:	203 sq.ft.
Ext. Storage:	76 sq.ft.
Deck:	243 sq.ft.
Balcony:	139 sq.ft.
Porch:	300 sq.ft.
Total Extras:	961 sq.ft.



ALL THE RAGE
CREATIVE



MEASURED ON: (2022-04-13)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

R2687640

Board: F

House/Single Family

34580 MERLIN DRIVEAbbotsford
Abbotsford East
V2S 5L1

Residential Detached

\$1,099,000 (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **86.35**Frontage(metres): **26.32**Depth / Size: **74.48**Lot Area (sq.ft.): **7,626.00**Lot Area (acres): **0.18**Flood Plain: **No**View: **No :**

Complex/Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

If new, GST/HST inc?:

Bedrooms: **5**Bathrooms: **3**Full Baths: **2**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **005-984-289**Original Price: **\$1,099,000**Approx. Year Built: **1975**Age: **47**Zoning: **RS3**Gross Taxes: **\$3,731.29**For Tax Year: **2021**Tax Inc. Utilities?: **No**Tour: [Virtual Tour URL](#)

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Legal: **LOT 271, PLAN NWP45984, PART NW1/4, SECTION 14, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**Sewer Type: **City/Municipal**Water Supply: **City/Municipal**Total Parking: **4** Covered Parking: **1** Parking Access: **Front**Parking: **Garage; Single, RV Parking Avail.**Driveway Finish: **Concrete**Dist. to Public Transit: **3 Blocks**Dist. to School Bus: **2 Blocks**Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **Yes**Fixtures Leased: **No :**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Fixtures Rmvd: **No :**Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**Amenities: **In Suite Laundry, Storage**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	1,527	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	11'9 x 12'3	Main	Bedroom	12'11 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Recreation Room	12'10 x 17'11	Main	Master Bedroom	12'0 x 12'0	Below 4
Finished Floor (Below):	1,203	Below	Laundry	8'10 x 9'10	Main	Walk-In Closet	5'4 x 4'1	Main 4
Finished Floor (Basement):	0	Below	Games Room	12'10 x 12'4			x	Main 2
		Below	Bar Room	11'9 x 6'3			x	
Finished Floor (Total):	2,730sq. ft.	Below	Bedroom	10'10 x 8'10			x	
Unfinished Floor:	0	Below	Bedroom	11'9 x 10'10			x	
Grand Total:	2,730sq. ft.	Main	Living Room	12'11 x 18'6			x	
		Main	Dining Room	12'2 x 12'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	9'1 x 9'3			x	
Suite:None		Main	Eating Area	9'4 x 9'2			x	
Basement:Full, Partly Finished		Main	Family Room	12'0 x 18'3			x	
		Main	Bedroom	10'8 x 9'2			x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **16**

Manuf Type:
 MHR#:

ByLaw Restrictions:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

elevation 
 REAL ESTATE GROUP

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