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

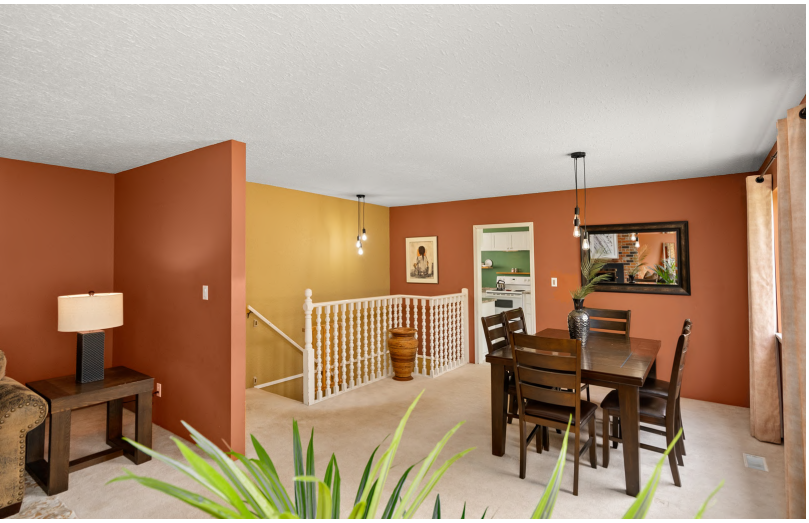
elevation RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

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









elevation
RE/MAX TREELAND REALTY
















elevation
RE/MAX TREELAND REALTY
RE/MAX

WALK SCORE

Car Dependent
Most errands require a car

Some Transit
A few nearby public transportation

Somewhat Bikeable
Minimal bike infrastructure

COMMUTE to Downtown Abbotsford

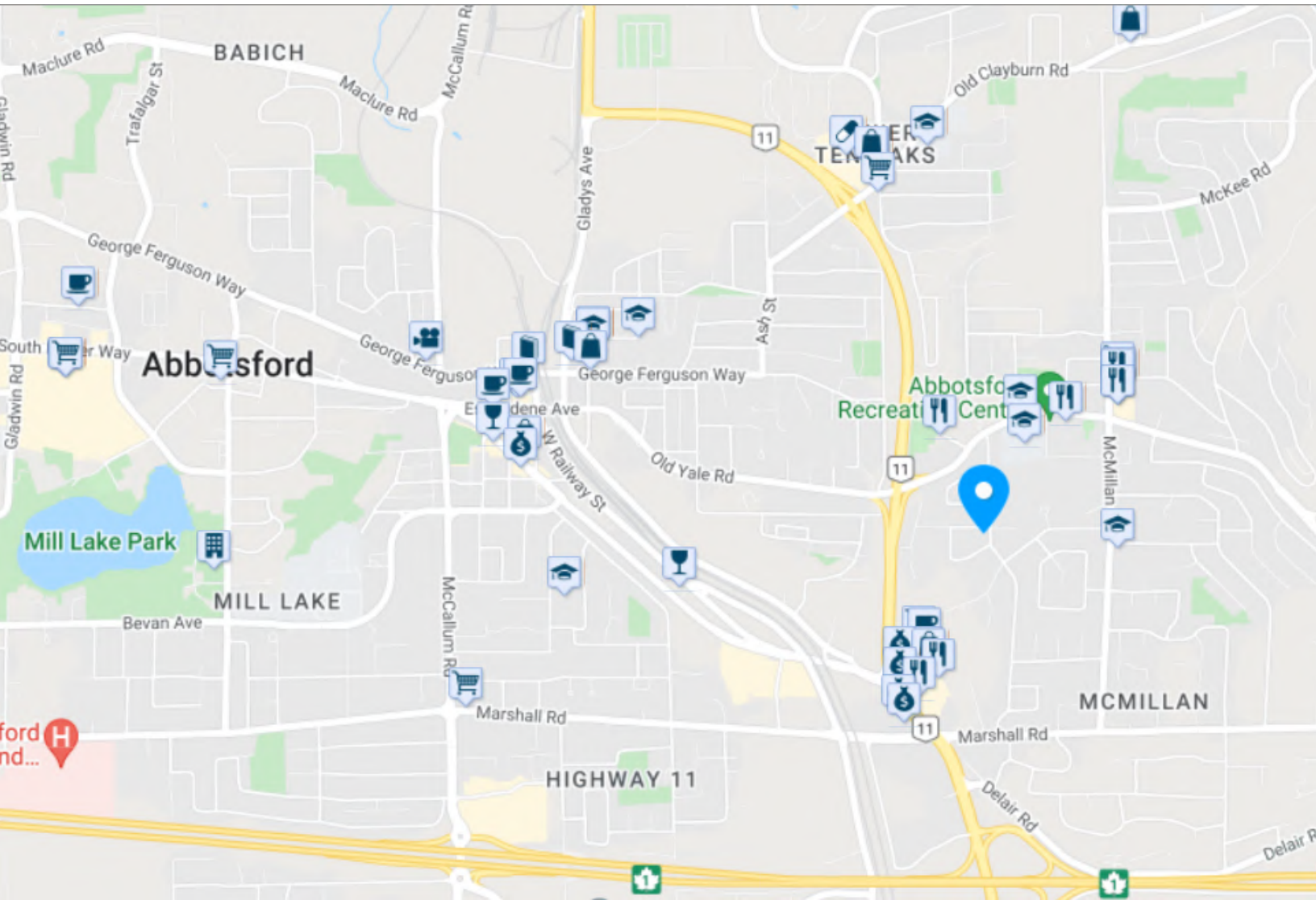
6 min
13 min
15 min
32 min

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



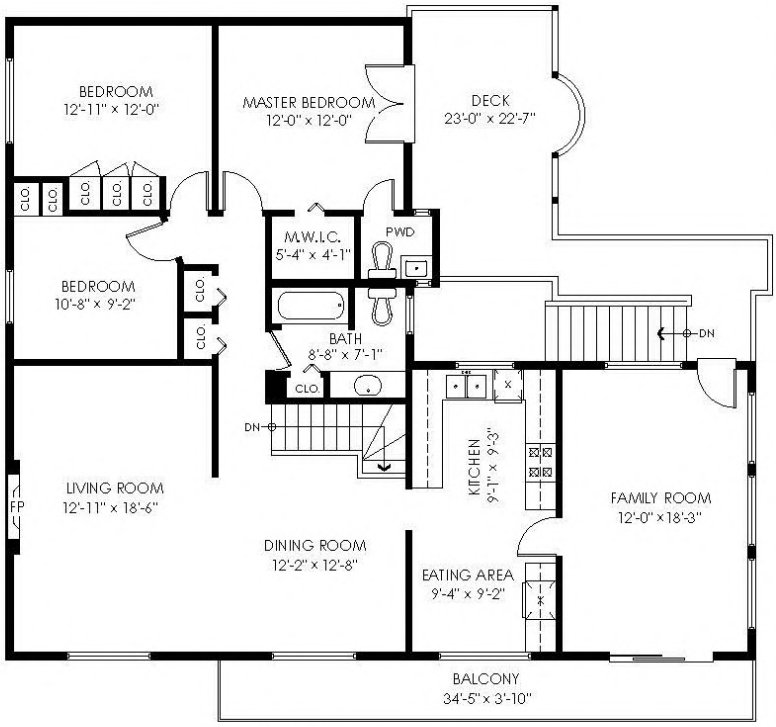
elevation
REAL ESTATE GROUP

604-704-8551
info@elevationrealestate.ca
www.elevationrealestate.ca

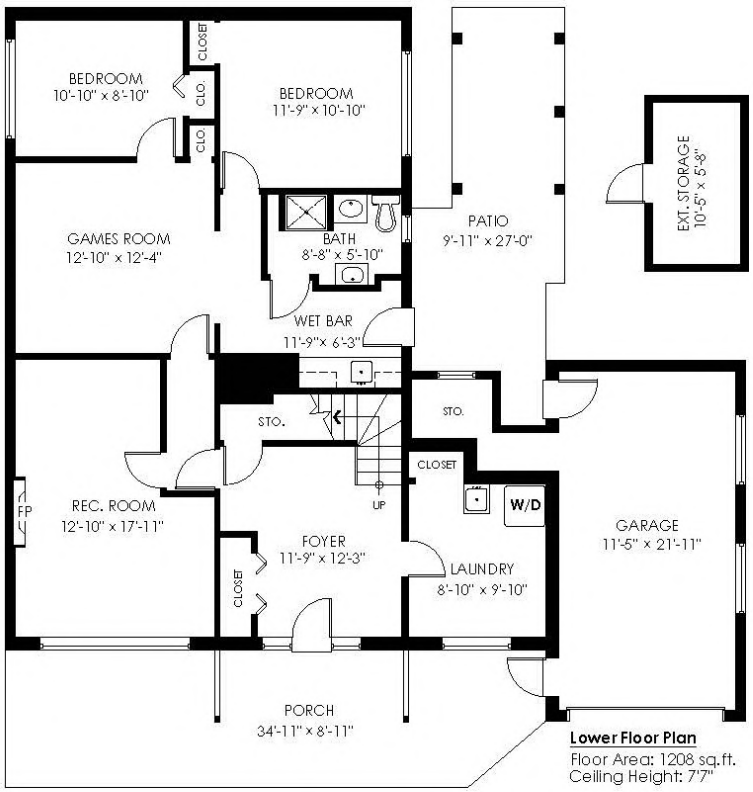
34580 Merlin Dr, Abbotsford

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.**

Scan QR Code to view Virtual Walkthrough



Main Floor Plan
Floor Area: 1527 sq.ft.
Ceiling Height: 8'0"



Lower Floor Plan
Floor Area: 1208 sq.ft.
Ceiling Height: 7'7"

RE/MAX
TREELAND REALTY

SCALE 0' 5'

N

MEASURED ON: (2022-04-13)

info@pixlworks.com www.pixlworks.com 604.329.5788

ALL THE RAGE CREATIVE

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.

R2693714
Board: F
House/Single Family

34580 MERLIN DRIVE

Abbotsford
Abbotsford East
V2S 5L1

Residential Detached
$999,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$999,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1975**
Frontage(feet):	**86.35**	Bathrooms:	**3**	Age:	**47**
Frontage(metres):	**26.32**	Full Baths:	**2**	Zoning:	**RS3**
Depth / Size:	**74.48**	Half Baths:	**1**	Gross Taxes:	**$3,731.29**
Lot Area (sq.ft.):	**7,626.00**	Rear Yard Exp:		For Tax Year:	**2021**
Lot Area (acres):	**0.18**	P.I.D.:	**005-984-289**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**No :**				
Complex/Subdiv:					

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

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

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

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:

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**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 271, PLAN NWP45984, PART NW1/4, SECTION 14, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT**

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**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,203**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,730 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,730 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Full, Partly Finished**

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	**Foyer**	**11'9 x 12'3**	**Main**	**Bedroom**	**12'11 x 12'0**
Below	**Recreation Room**	**12'10 x 17'11**	**Main**	**Master Bedroom**	**12'0 x 12'0**
Below	**Laundry**	**8'10 x 9'10**	**Main**	**Walk-In Closet**	**5'4 x 4'1**
Below	**Games Room**	**12'10 x 12'4**			**x**
Below	**Bar Room**	**11'9 x 6'3**			**x**
Below	**Bedroom**	**10'10 x 8'10**			**x**
Below	**Bedroom**	**11'9 x 10'10**			**x**
Main	**Living Room**	**12'11 x 18'6**			**x**
Main	**Dining Room**	**12'2 x 12'8**			**x**
Main	**Kitchen**	**9'1 x 9'3**			**x**
Main	**Eating Area**	**9'4 x 9'2**			**x**
Main	**Family Room**	**12'0 x 18'3**			**x**
Main	**Bedroom**	**10'8 x 9'2**			**x**

Bathrooms

Floor	#Pcs
Below	**4**
Main	**4**
Main	**2**

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

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

elevation REAL ESTATE GROUP
RE/MAX

MARK DANA

PERSONAL REAL ESTATE CORPORAITON

mark@elevationrealestate.ca | 604-614-6401

