

R2528448
House/Single Family

34680 2ND AVENUE
Abbotsford
Poplar
V2S 8C2

Residential Detached
\$679,900 (LP)



Depth/Size (ft.): Frontage (ft.): **66.00** Approx. Yr Built: **1930**
 Lot Area (sq.ft.): **8,316.00** Bedrooms: **3** Age: **91**
 Flood Plain: **Yes** Bathrooms: **1** Zoning: **RS3**
 Rear Yard Exp: Full Baths: **1** Gross Taxes: **\$3,170.86**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **006-493-076**

View:
 Complex / Subdiv: **HUNTINGDON VILLAGE**
 Services Connected: **Community,Electricity,Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **LOT 34 SECTION 2 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 49994**
 Amenities: **Air Cond./Central**
 Site Influences: **Lane Access**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW,Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 6'9			x			x
Main	Living Room	14'4 x 15'1			x			x
Main	Dining Room	9'9 x 8'2			x			x
Main	Kitchen	9'9 x 9'1			x			x
Main	Bedroom	8'8 x 8'5			x			x
Main	Bedroom	15'5 x 7'10			x			x
Main	Bedroom	13'7 x 7'10			x			x
Main	Laundry	5'0 x 9'2			x			x
		x			x			
		x			x			

		# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Main):	980	# of Kitchens:	1	1	Main	4	No
Finished Floor (Above):	0	# of Levels:	1	2			No
Finished Floor (Below):	0	Suite:	None	3			No
Finished Floor (Basement):	0	Crawl/Bsmt. Height:		4			No
Finished Floor (Total):	980 sq. ft.	Beds in Bsmt.:	0	5			No
Unfinished Floor:	0	Basement:	None	6			No
Grand Total:	980 sq. ft.			7			No
				8			No

Listing Broker(s): **Homelife Glenayre Realty Company Ltd., Homelife Glenayre Realty Company Ltd.**

Jackpot! Attention first time buyers and builders/investors - are you looking for a Large, Flat, South Facing Lot with lane access and tons of parking?! This is it! Welcome to the highly desirable community of Huntingdon Village where you'll find this cute 3 bedroom home that sits on a massive 8316 sq/ft lot zoned RS3! Complete with a detached heated shop with power and a hot tub! Buy now and move-in or rent it out, or start the plans to build your dream home, with legal suite and perhaps a detached shop w/ lane access? Ideally located close to shopping, dining, University of the Fraser Valley and Hwy 1. What are you waiting for? This is it! Buyers to confirm their plans with city of Abbotsford.