



Presented by:
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Active
R2091995
 Board: F
 House/Single Family

34730 2ND AVENUE
 Abbotsford
 Poplar
 V2S 8C2

Residential Detached
\$449,900 (LP)
 (SP)



Sold Date: Frontage (feet): **30.00** Original Price: **\$449,900**
 Depth / Size (ft.): **125** Bedrooms: **3** Approx. Year Built: **2004**
 Lot Area (sq.ft.): **3,750.00** Bathrooms: **3** Age: **12**
 Flood Plain: Full Baths: **2** Zoning: **RS 3**
 Rear Yard Exp: **South** Half Baths: **1** Gross Taxes: **\$2,895.01**
 Approval Req?: For Tax Year: **2016**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **012-043-991**
 Tour:

View: :
 Complex / Subdiv: **Huntingdon Village**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **0** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus: **BUS**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP1232 LT 5, BLK 39, LD 36, SEC 2. TWP 16**

Amenities:
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'8"			x			x
Main	Dining Room	13' x 10'			x			x
Main	Living Room	12'9" x 11'2"			x			x
Main	Family Room	17' x 11'8"			x			x
Main	Foyer	8'9" x 5'6"			x			x
Above	Master Bedroom	12'10" x 12'			x			x
Above	Bedroom	17' x 10'6"			x			x
Above	Bedroom	12' x 8'6"			x			x
					x			
					x			

Finished Floor (Main):	846	# of Rooms:	8	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	814	# of Kitchens:	1	1	Above	4	Yes				Barn:	
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No				Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	None	3	Main	2	No				Pool:	
Finished Floor (Total):	1,660 sq. ft.	Crawl/Bsmt. Height:	6'	4							Garage Sz:	
Unfinished Floor:	0	Beds in Basement:	0	5							Door Height:	
Grand Total:	1,660 sq. ft.	Basement:	Crawl	6								
				7								
				8								

Listing Broker(s): **Royal LePage - Wolstencroft**

Discover the Village of Huntingdon. Away from the Hustle but so close to so much! Quaint, 3 Bdrm home with Character on a manageable lot with 9' ceilings, Open Concept Plan and two great Porches! This one owner home is quality built by a European Builder and can be yours for UNDER \$500K. Come and explore this Peaceful location just minutes to the US Border, the #1 Hwy PLUS lots of convenient shopping on Both sides of the Border! Be quick on this one. Open house Sun the 24th from 2-4pm.