

# \$1,140,000 - 35449 34th Avenue S, Auburn

MLS® #2403658

**\$1,140,000**

4 Bedroom, 4.5 Bathroom, 4,540 sqft  
Residential on 0.23 Acres

Lake Killarney, Auburn, WA

**LAKE KILLARNEY SHARED**

WATERFRONT\*4 bedroom 4.5 bath multi level home with POSSIBLE ADU, MULTI-GEN LIVING, or RENTAL SPACE to offset mortgage/produce income\*Located in a serene, restful, professionally landscaped setting\* Brazilian cherry hardwood floors welcome you to a bright, airy, interior\*Spacious chef's kitchen with designer finishes & dining space anchor the open concept living area\*Walls of glass in the living space invite you to relax and enjoy your lakeside retreat\*Great for entertaining, swimming, fishing, boating, or birdwatching\*Features include unique custom crafted fireplace, whole house fire suppression system, security system, pet area, 30 year transferrable roof warranty\*Located 5 minutes from I-5, Hyw 18 and schools.



Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 2403658     |
| List Price     | \$1,140,000 |
| Sale Price     | \$1,140,000 |
| Price Per SqFt | \$251       |
| Bedrooms       | 4           |
| Bathrooms      | 4.5         |
| Full Baths     | 4           |
| Half Baths     | 1           |

|                |                         |
|----------------|-------------------------|
| Square Footage | 4,540                   |
| Acres          | 0.23                    |
| Year Built     | 1996                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Northwest Contemporary  |
| Status         | Sold                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 35449 34th Avenue S    |
| Area        | 100 - Jovita/West Hill |
| Subdivision | Lake Killarney         |
| City        | Auburn                 |
| County      | King                   |
| State       | WA                     |
| Zip Code    | 98001                  |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Driveway, Attached Garage, Off Street |
| Garage Spaces  | 2                                     |
| Is Waterfront  | Yes                                   |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Second Kitchen, Bath Off Primary, Ceiling Fan(s), Double Pane/Storm Window, Dining Room, Fireplace, Jetted Tub, Loft, Security System, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Water Heater, Wired for Generator |
| Appliances        | Dishwasher(s), Double Oven, Dryer(s), Refrigerator(s), See Remarks, Stove(s)/Range(s), Washer(s)                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                                                          |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Wood, Wood Products    |
| Lot Description   | Dead End Street, Paved |
| Foundation        | Poured Concrete        |

### School Information

|            |                      |
|------------|----------------------|
| District   | Federal Way          |
| Elementary | Lakeland Elem        |
| Middle     | Sequoyah Mid Sch     |
| High       | Federal Way Snr High |

**Additional Information**

|                           |    |
|---------------------------|----|
| Days on Market            | 87 |
| Cumulative Days on Market | 87 |
| Days on Website           | 79 |