

Presented by:  
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Abbotsford, Abbotsford West Residential Attached  
**# 21 2475 EMERSON ST, V2T 4W5** MLS# F1015753 **Active**



List Price: \$214,900      Previous Price:

Subdiv/Complex: Emerson Park Estates

Frontage:	Approx Yr Blt:	1988	PID:	009-791-060
Depth/Size:	Age at List Date:	22	Type:	Townhouse
Lot SqFt: 0	Bedrooms:	2	Zoning:	RM45
Exposure: E	Bathrooms:	2	Taxes:	\$1,368 (2010)
Stories in Bldg:	Full Baths:	2	Gst Incl:	
Flood Plain:	Half Baths:	0	Apprvl Req:	No
Meas. Type:	Tax Incl Utilities:	Yes		
Fixtures Lsd: N				
Fixt Removed: N				
View: N				

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:	1	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage: Single, Visitor Parking		
Exterior:	Stucco, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:		Property Disclosure:	N - Elderly Seller		
Mngmt Ph:		Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 45+		
	Maint Fee:	\$160.24			

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL NWS2716 LT 21 LD 36 SEC 20 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
 Amenities: Club House, In Suite Laundry  
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Vacuum Blt. In

Site Influences: Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'6"						
Main F.	Kitchen	11' X 8'6"						
Main F.	Dining	10' X 9'						
Main F.	Master Bedroom	14' X 12'						
Main F.	Bedroom	13' X 9'6"						
Main F.	Family Room	12'9 X 8'						
Main F.	Laundry	5' X 3'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	7	<b>Bathrooms</b>
Finished Floor Area Main: 1,223	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	Crawl	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3 ; Ensuite: N
Finished Floor Area Bsmt: 0	Bsmt Height:	4	
Total Finished Floor Area: 1,223	Restricted Age:	45+	
	# Pets / Cats; Dogs:		
Unfinished Floor Area: 0	# or % Rentals:		
Grand Total Floor Area: 1,223			

Listing Broker(s): (1) RE/MAX Little Oak Realty, (2) RE/MAX Little Oak Realty

Emerson Park Estates. Close to everything. This ground level townhome features a single car garage, 2 bedrooms, 2 bathrooms, gas fireplace, plus a covered patio. Walk to shopping or to Mill Lake Park. This centrally located home is perfect for those who want to down size. Age restriction at 45+. No pets.