

Presented by:  
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Abbotsford, Abbotsford West Residential Attached  
**# 35 2475 EMERSON ST, V2T 4W5** **Active**  
 MLS# F1004747



List Price: \$239,900 Previous Price:

Subdiv/Complex: Emerson Park Estates

Frontage:	Approx Yr Blt:	1989	PID:	009-791-281
Depth/Size:	Age at List Date:	21	Type:	Townhouse
Lot SqFt: 0	Bedrooms:	3	Zoning:	RM45
Exposure:	Bathrooms:	3	Taxes:	\$1,859 (2009)
Stories in Bldg:	Full Baths:	3	Gst Incl:	
Flood Plain: No	Half Baths:	0	Apprvl Req:	No
Meas. Type:	Tax Incl Utilities:	Yes		
Fixtures Lsd: N				
Fixt Removed: N				
View: N				

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	Close	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	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:	Teamwork	Property Disclosure:	N - Elderly Seller		
Mngmt Ph:	604-854-1734	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 45+		
Maint Fee:	\$160.00				

Maint Charge Incl: Gardening, Garbage Pickup, Caretaker, Management

Legal: PL NWS2716 LT 34 LD 36 SEC 20 TWP 16 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry, Recreation Center

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Oven-Built In

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'6"						
Main F.	Kitchen	10' X 10'						
Main F.	Eating Area	10' X 9'						
Main F.	Dining	12' X 9'						
Main F.	Bedroom	12' X 10'						
Main F.	Master Bedroom	11'5" X 13'8"						
Below	Bedroom	10'9" X 13'						
Below	Storage	12'6" X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	8	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	2	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	Full	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:	45+	5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

Emerson Park Estates! Location! Location! Pride of ownership is evident in this extremely well maintained level entry townhome with a full basement. Spacious 2480 SF boasts an open floor plan with 2 bedrooms, 2 baths on the main floor plus a 3rd bedroom & bath down. Entertainment sized living & dining room. Cozy fireplace, spacious kitchen with updated appliances, single garage. Walk to shop! 45+