

25 - 2962 Nelson Place, Abbotsford

LISTING  
features



VERY REAL  
ESTATE AGENTS.com

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T&B

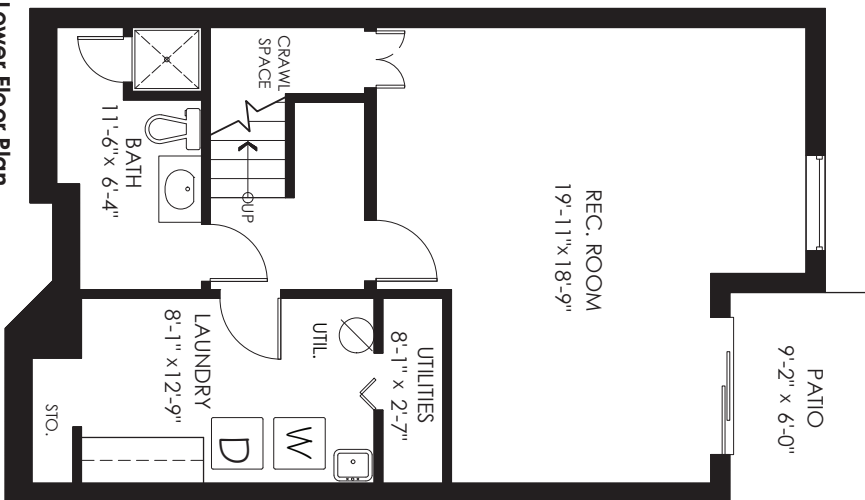
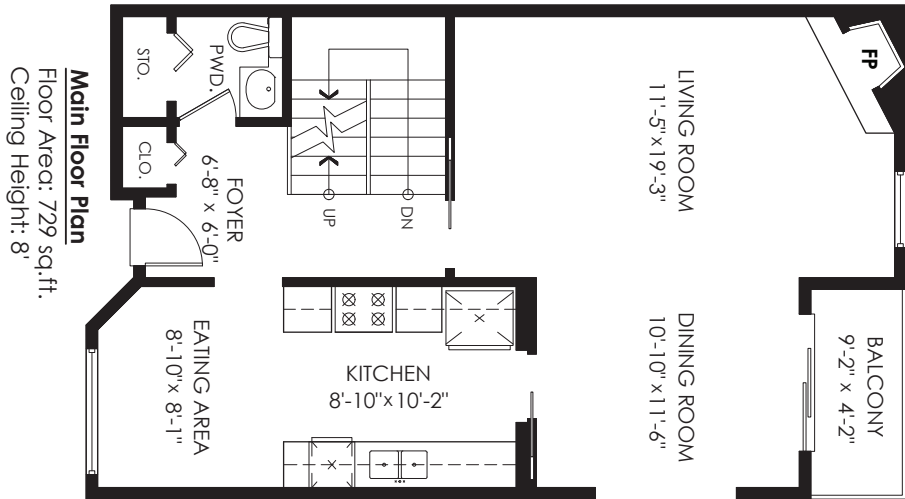
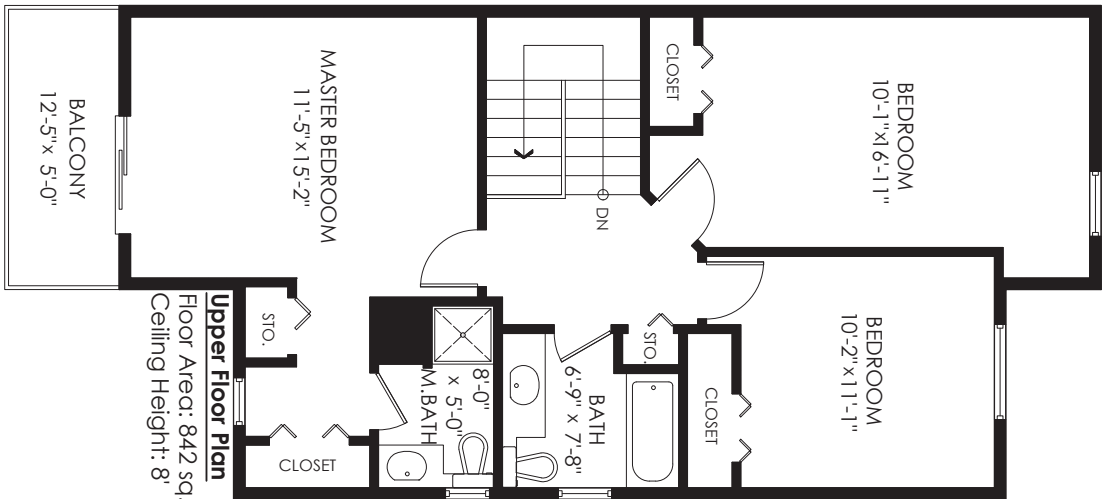


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25-2962 Nelson Pl,  
Abbotsford

|                      |                     |
|----------------------|---------------------|
| Main Floor:          | 729 sq.ft.          |
| Upper Floor:         | 842 sq.ft.          |
| Lower Floor:         | 717 sq.ft.          |
| <b>Total:</b>        | <b>2,288 sq.ft.</b> |
| Patio:               | 55 sq.ft.           |
| Balcony:             | 100 sq.ft.          |
| <b>Total Extras:</b> | <b>155 sq.ft.</b>   |



E&O Insured for \$3,000,000. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. www.DraftOnSite.com  
The enclosed information while deemed to be correct, is not guaranteed.  
This communication is not intended to solicit properties already listed for sale.



This beautifully maintained adult complex (55+) is tucked away from the bustle of the city yet only minutes to all amenities. This 2 storey plus basement style home is perched in the back corner of the complex overlooking a greenbelt with privacy from every angle of the home. Loads of natural light pour in through the large windows on the main floor & sliding doors take you out to a deck overlook the greenbelt. Upstairs the master suite is completed with its own private deck and 2 other generous sized bedrooms. The lower level offers a spacious family room with windows framing in the borders of your own private garden. There is a great laundry room with space for workbench, freezer & storage. This is one of the most private settings in the complex with guest pkg right outside your door.



|            |          |
|------------|----------|
| Size       | 2,288 sf |
| Bedrooms   | 3        |
| Bathrooms  | 4        |
| Maint. Fee | \$349.60 |