

2475 E. Emerson Avenue  
1500 South—Salt Lake City, Utah—MLS#1036520  
**\$349,900**



**Bright, Light-filled Home with Stunning Mountain Views**

2392 Square Feet—3 Bedrooms & 2 Bathrooms

Meticulously Maintained—Bamboo, Tile & Carpet Floors (Hardwood Under Carpet in Dining & Living Rooms); Picture & Greenhouse Windows; French & Sliding Glass Doors;

Custom Built-ins; Ceiling Fan; Tasteful Décor

Gas & Electric Heating, Evaporative Cooler, Humidifier

Spacious Living Room Features Mantled Fireplace & Greenhouse Window

A Second Greenhouse Window Enhances Formal Dining Room with Ceiling Fan

Updated Kitchen—White Cabinets, Tile Countertops/Backsplash & Convenient Wet Bar

Appliances Include Double Wall-Oven & Refrigerator

Breakfast Bar plus Delightful Kitchen Dining Area

Bedroom on Main (Currently Used as Family Room) has French Doors to Yard

Large Master Bedroom with Wonderful Light has Unique Dressing/Sitting Room with

Large Closets & Functional Built-ins—Sliding Glass Door Leads to Private Backyard

Beautiful Main Floor Tile Bath has Granite-Topped Sink plus Tub

Office, Third Bedroom, Three-Quarters Bath & Laundry Complete with Washer & Dryer Down

Mature .13 Acre Lot on Cul-de-sac with Amazing Mountain Views—Sprinklers

Attached Extra-wide 2-Car Garage with Opener



Square footage and lot size which are provided as a courtesy are approximate. All other information contained herein was supplied by the seller. It is the buyer's responsibility to verify all information.



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