



**1301 13TH STREET S V1C 5E7**

MLS® **2466322**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook South**  
 City **Cranbrook**  
 Postal Code **V1C 5E7**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$5,013 (2021)**  
 Year Built **1991**  
 Desc Of Year Built **Approximate**  
 Pets Allowed  
 Rentals Allowed

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Conventional**  
 Zoning Code **R-1**  
 Zoning Type **Residential-Low Density**  
 Zoning Sub Type **Residential**  
 First Nations Land YN **No**  
 List Price **\$679,900**

**Interior Information**

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description  
 Fireplace Type # of Fireplaces Elevator  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Laminate, Linoleum, Partial Carpet**  
 Basement Description **Full**  
 Basement Development **Fully finished**  
 Basement Features **Separate Entrance**

**Exterior Information**

Lot SqFt **7,840** Lot Width Lot Depth  
 Lot Acres **0.18** Includes Manufactured Home **No** Additional Dwelling YN **No**  
 Foundation **Concrete** Manufactured (MHR) No.  
 Exterior Finish **Aluminum** Tech Safe BC No./CSA No.  
 Carport CSA/BCE No.  
 Structures Parking Spaces  
 Construction **Frame - Wood**  
 View  
 Site Influence  
 Parking Type **Double garage, Attached**

**Services**

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service  
 Cable TV Service Telephone Service Water Service  
 Gas Service Power Service Fuel **Natural Gas**  
 Heating/Cooling **Forced Air**

**Rooms (Total Sqft: 3,660)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>012-953-148</b>
Totals Sqft	<b>1,310</b>	<b>1,310</b>	<b>1,040</b>		Legal <b>Lot 9, Plan NEP10640, District Lot 3911, Kootenay Land District</b>
Foyer		<b>9'2x9'1</b>			Fin Statements Avail From
Living Room		<b>13x15'9</b>			Type Of Lease
Dining Room	<b>11'6x12'3</b>	<b>11'11x12'5</b>			Court Ordered Sale <b>No</b>
Kitchen	<b>9'10x7'10</b>	<b>15'3x16'3</b>			Terms Of Sale
Nook	<b>8'1x6'2</b>	<b>5'7x8'11</b>			Fractional Interest YN <b>No</b>
Great Room		<b>10'4x10'10</b>			Fractional Interest Amount
Bathroom		<b>1/2</b>	<b>Full</b>		
Foyer		<b>9'1x6'2</b>			
Den / Office		<b>9'1x9'11</b>			
Rec Room	<b>23'10x12'6</b>				
Bedroom	<b>10'6x12'11</b>		<b>12'11x13'1</b>		
Master Bedroom			<b>12'11x15'4</b>		
Ensuite			<b>Full</b>		
Bedroom			<b>13x12'9</b>		

**With stunning curb appeal and stunning mountain views is this quality built bright 2 storey family home situated on a spacious .18 acre beautifully landscaped lot in a quiet much loved neighbourhood. Loads of parking on your lovely brick driveway. With a covered deck on the front patio with Fisher Peak views, you will fall in love the minute you walk through the door to the pride of this one-owner home. With a spacious foyer with a stunning oak staircase with high open ceilings, open floor plan with living room and large dining room, spacious kitchen with loads of cabinets, great room with sliders to enclosed sundeck off the back overlooking beautiful patios, gardens, fruit trees and pergola. Plumbed for main floor laundry with shelving/cabinetry and door leading to attached double garage with built in loft for loads of storage. With 3 spacious bedrooms on the upper floor with a master bedroom walk-in closet and a 5 pce ensuite with large jetted tiled tub and back yard views. Stunning mountain views through the large picture window in the second bedroom. With a separate entry into the basement, the non conforming in-law suite may suit many family needs with a recreation room, storage room, 1 bedroom with options for a second bedroom in the basement. New asphalt roof in 2012 and brand new hot water heater. Quick possession. Listed By: Royal LePage East Kootenay Realty**

This listing information is provided to you by:

**SANDY SMITH - REALTOR®**

📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 <http://www.sandysmithproperties.com>



**Royal LePage East Kootenay Realty**  
📞 250-426-8211 📠 250-426-6270 ✉ info@ekrealty.com 🌐 <http://www.ekrealty.com>  
#25-10th Avenue South Cranbrook V1C 2M9

The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Jul 15, 2022.

