



3016-2501 12TH STREET N V1C 5Y7

MLS® **2468710**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 5Y7**
 Type **Apartment**
 Style/Stories
 Taxes **\$1,850 (2022)**
 Year Built **1982**
 Desc Of Year Built **Approximate**
 Pets Allowed **Yes**
 Rentals Allowed **Yes**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R3**
 Zoning Type **Residential-Medium Density**
 Zoning Sub Type **Residential apartment**
 First Nations Land YN **No**
 List Price **\$259,900**

Interior Information

Bedrooms **2** Bathrooms **1** Suite's Description
 Fireplace Type # of Fireplaces Ensuite Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Disposal, Dryer, Intercom, Other (See Remarks), Refrigerator, Stove - Electric, Washer, Water Cond/Softener**
 Flooring **Floor Vinyl**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Roof **Tar and Gravel**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Exterior Features **Balcony - 1**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity**
 Heating/Cooling **Electric Baseboards**

Condo Information

Complex/Subdivision **Forest Park Estates** Strata Fee **\$200.76** Units In Building **52**
 Units In Complex **104** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type **CP - Assigned by Strata** Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **1**
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Management, Caretaker, Yard Maint.**
 Shared Amenities

Rooms (Total Sqft: 944)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 007-305-753	
Totals Sqft		944			Legal	Strata Lot 102, Plan NES59, District Lot 25, Kootenay Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Kitchen		7'6x6'10			Fin Statements Avail From	Type Of Lease
Dining Room		12'9x8'7			Court Ordered Sale No	Fractional Interest YN No
Living Room		14'4x12			Terms Of Sale	Fractional Interest Amount
Master Bedroom		14'1x11'3				
Bedroom		9'1x11'5				
Bathroom		Full				
Laundry		5'10x6'11				

A beautiful 2 bedroom condo in popular Forest Park Estates situated on the sunny facing 3rd floor. Quality updated features throughout including a new custom kitchen with loads of cabinetry including built in pantry with hidden deep freezer, additional counter space, pull-outs, soft closing, under-counter lighting, new countertops, garburator, water filtration system with double sink. Renovated 4-pce bathroom with custom cabinets and loads of storage. New beautiful vinyl plank flooring with additional insulation layer for soundproofing, updated interior paint, programmable thermostats with new baseboard heaters throughout, ceiling fans in bedrooms, new LED light fixtures, hot water heater and convenient keyless keypad entry. With a bright south facing living room with sliders to private deck, 2 spacious bedrooms and in-suite laundry. Forest Park has security entrance, elevators, common area for recreation and family gatherings, RV parking and indoor bike storage (if available). Centrally located close to public transit, shopping and parks. Move in condition and quick possession. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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#25-10th Avenue South Cranbrook V1C 2M9

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