

**19-1800 2ND STREET V1C 5A2**MLS® **2467756**Major Area **Cranbrook**Sub Area **Cranbrook North**City **Cranbrook**Postal Code **V1C 5A2**Type **Townhouse**

Style/Stories

Taxes **\$1,824 (2022)**Year Built **1979**Desc Of Year Built **Approximate**Pets Allowed **With Restrictions**Rentals Allowed **Yes**Status **Active**

Possession

Title **Freehold**Title Form **Strata**Zoning Code **R5**

Zoning Type

Zoning Sub Type **Medium density multiple family**First Nations Land YN **No**List Price **\$299,900****Interior Information**Bedrooms **3**Bathrooms **2**

Ensuite

Suites Description

Fireplace Type

# of Fireplaces

Elevator

Interior Features

Equipment/Appliances Included

Flooring **Linoleum, Partial Carpet, Floor Vinyl**Basement Description **Full**Basement Development **Fully finished****Exterior Information**

Lot SqFt

Lot Acres

Foundation **Concrete**Exterior Finish **Vinyl**Carport **Single**

Structures

Lot Width

Includes Manufactured Home

Manufactured (MHR) No.

Tech Safe BC No./CSA No.

CSA/BCE No.

Parking Spaces **2**Construction **Frame - Wood**

View

Lot Depth

Additional Dwelling YN **No**

Restrictions

Roof **Asphalt/Fibreglass Shingles**Local Government Levies **No Levies**Survey Cert Available YN **No**

Site Influence

Exterior Features **Fenced Yard, Deck(s), Patio(s)**Parking Type **Carport Only, Attached****Services**Water Supply **Municipal**

Cable TV Service

Gas Service

Heating/Cooling **Electric Baseboards**Sewer Type **Sewer**

Telephone Service

Power Service

Sewer Service

Water Service

Fuel **Electricity****Condo Information**Complex/Subdivision **Belmont Gardens**Units In Complex **30**

Strata Parking Type

Gate Comm YN **No**Strata Approval YN **Yes**Strata Fee Includes **Management, Caretaker, Bldg. Insurance, Yard Maint., Water, Contingency Reserve, Sewer, Snow Removal, Trash Removal**

Shared Amenities

Strata Fee **\$295**Floors In Building **2**

Strata Storage Type

Storeys In Unit **2**Storage Locker YN **No**Units In Building **10**Laundry **In Unit**Strata Parking Stalls Num **19****Rooms (Total Sqft: 1,500)****Legal & Mortgage**

	Down	Main	Up	Other
Totals Sqft	<b>500</b>	<b>500</b>	<b>500</b>	
Kitchen		<b>7'7x14'10</b>		
Dining Room		<b>8x8</b>		
Living Room		<b>11'2x14'10</b>		
Bathroom		<b>1/2</b>	<b>Full</b>	
Master Bedroom			<b>10'9x12'5</b>	
Bedroom			<b>7'11x10'11</b>	
Bedroom			<b>7'8x9'10</b>	
Rec Room	<b>11'1x13'6</b>			
Den / Office	<b>4'8x8</b>			
Laundry	<b>7'6x15'1</b>			
Storage	<b>12'7x8'1</b>			

PID Number **023-480-793**  
 Legal **Strata Lot 10, Plan NES212, District Lot 4, 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**  
 Fin Statements Avail From  
 Court Ordered Sale **No**  
 Terms Of Sale  
 Type Of Lease  
 Fractional Interest YN **No**  
 Fractional Interest Amount

In a well maintained Belmont Gardens Strata development is this lovely 3 bedroom 2 bathroom townhouse in central location. With beautiful landscaping, this vacant unit has many updates including new vinyl plank flooring in the living room with sliders to deck and fenced patio, all updated windows, new stainless steel appliances in bright kitchen with pantry, 3 spacious bedrooms on upper floor, fully finished basement with recreation room, storage and den. With updated electrical panel and great storage. Beautiful landscaping with deck and fenced patio. Underground sprinkler system. Great investment opportunity or would make a lovely home. 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. Oct 5, 2022.

**ROYAL LePAGE**  
 East Kootenay Realty

