



117 16TH STREET S V1C 7E8

MLS® **2475312**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 7E8**
 Type **Single Family**
 Style/Stories
 Taxes **\$5,274 (2023)**
 Year Built **1999**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$749,900**

Interior Information

Bedrooms **5** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type **Gas** # of Fireplaces **1** Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Garage Door Opener, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings**
 Flooring **Mixed**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Walkout**

Exterior Information

Lot SqFt **8,712** Lot Width Lot Depth
 Lot Acres **0.20** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Brick, Vinyl** Tech Safe BC No./CSA No.
 Carport CSA/BCE No.
 Structures **Covered Deck, Patio(s), Shed** Parking Spaces
 Construction **Frame - Wood**
 View **Mountain View, View**
 Site Influence **Fully Landscaped, Private Setting, Park Setting**
 Exterior Features **Fenced Yard, Deck(s), Patio(s), Garden, Private Yard, Underground Sprinkler**
 Parking Type **Double garage, RV Parking**

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: 2,984)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 024-500-631	Legal LOT 15, PLAN NEP64371, DISTRICT LOT 3912, KOOTENAY LAND DISTRICT
Totals Sqft	1,492	1,492			Fin Statements Avail From	Type Of Lease
Entry		11'9x6'5			Court Ordered Sale No	Fractional Interest YN No
Living Room		16'1x10'11			Terms Of Sale	Fractional Interest Amount
Kitchen		14'7x6'11'6				
Dining Room		11x10'5				
Master Bedroom		14x12				
Ensuite		Full				
Bedroom	24'4x12	11x10				
Bedroom	12'3x11'6	10'5x9'9				
Bathroom	Full	Full				
Foyer		7'7x8'6				
Rec Room	27'6x13'1					
Laundry	15'3x8'3					
Storage	11'1x14'6					

A beautiful spacious 3+2 bedroom bungalow with lovely curb appeal and mountain views in popular neighbourhood close to parks and schools. With 1492 sq ft on each floor and a bright daylight basement with in-law suit potential. Enjoy a beautiful spacious open floor plan with a large entry, great room with gas fireplace and new custom dream kitchen with loads of cabinetry with large island, quality stainless steel appliances, built in china cabinet and bright dining area with doors leading to large deck overlooking fully fenced landscaped back yard. Beautiful updated laminate flooring with original hardwood on main floor. Bright master bedroom with walk-in closet, 5-pce ensuite including jetted tub and door to back deck with charming views. Bright walk-out basement with large rec room with spacious bar/kitchen & doors leading to covered brick patio in beautifully private back yard. With spacious laundry room (additionally plumbed on main floor) and 2 large bedrooms in basement. With loads of RV parking with asphalt paving, underground sprinklers, gas BBQ hookups on deck, central vac. Updates include new roof (2020), hot water heater (to be installed prior to completion) 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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