



7-114 23RD AVENUE S V1C 4P1

MLS® **2473386**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 4P1**
 Type **Townhouse**
 Style/Stories
 Taxes **\$2,371 (2023)**
 Year Built **1974**
 Desc Of Year Built **Approximate**
 Pets Allowed **With Restrictions**
 Rentals Allowed **With Restrictions**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R4**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential low density**
 First Nations Land YN **No**
 List Price **\$339,900**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite Elevator Suites Description
 Fireplace Type # of Fireplaces
 Interior Features **Central Air**
 Equipment/Appliances Included
 Flooring **Laminate, Linoleum, Partial Carpet, Concrete**
 Basement Description **Full**
 Basement Development **Unfinished**

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 **Aluminum, Stucco** Tech Safe BC No./CSA No. Roof **Tar and Gravel**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces **1** Survey Cert Available YN **No**
 Construction **Frame - Wood**
 View
 Site Influence **Central Location, Level, Park Nearby, Public Transit Nearby, Quiet Area, Recreation Nearby, Flat Site, Golf Nearby, Landscaped, Schools Nearby, Shopping Nearby, Easy Access, Family Oriented**
 Exterior Features **Fenced Yard, Patio(s), Garden**
 Parking Type **Stall**

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 **NES2** Strata Fee **\$275** Units In Building **6**
 Units In Complex **12** Floors In Building **1** Laundry **In Unit**
 Strata Parking Type **CP - Assigned by Strata** Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **3**
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Bldg. Insurance, Yard Maint., Contingency Reserve, Snow Removal, Trash Removal**
 Shared Amenities

Rooms (Total Sqft: 1,740 / Unfin Sqft: 580)

Legal & Mortgage

	Down	Main	Up	Other
Totals Sqft		580	580	
Dining Room		5x12		
Kitchen		10x12		
Bathroom		1/2	Full	
Living Room		18x12		
Bedroom			10x10	
Bedroom			12x10	
Master Bedroom			16x12	

PID Number **005-892-309**
 Legal **STRATA LOT 7, PLAN NES2, DISTRICT LOT 35, 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** Type Of Lease
 Terms Of Sale Fractional Interest YN **No**
 Fractional Interest Amount

A beautiful 3 bedroom, 2 bath end unit townhouse located in a quiet well maintained neighbourhood. With your own private fenced back yard, this tastefully renovated updated unit features a lovely kitchen with granite countertops, updated cabinetry & appliances and bright dining area. With a spacious living room with sliders to private fenced yard with patio perfect for entertaining or enjoying your own space. With a half bath on the main floor and a full renovated 4-pce bath upstairs with 3 spacious bedrooms. Flooring, trim, fixtures, interior doors have all been updated. Full basement with laundry and great storage, awaiting your own finishing ideas. Centrally located close to shopping, hospital, college and parks. 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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