

7-114 23RD AVENUE S V1C 4P1

MI S® 2473386 Major Area Cranbrook Sub Area **Cranbrook South** Cranbrook Postal Code V1C 4P1 **Townhouse** Type Style/Stories Taxes \$2,371 (2023)

Year Built **197**4 Desc Of Year Built **Approximate** With Restrictions Pets Allowed Rentals Allowed With Restrictions Status Active Possession Title Freehold Title Form **Strata** Zoning Code R4 **Residential-Low Density** Zoning Type Zoning Sub Type Residential low density

First Nations Land YN No List Price \$339,900

Interior Information

Bedrooms Ensuite Bathrooms Suites Description 2 Fireplace Type # of Fireplaces Elevator

Interior Features **Central Air** Equipment/Appliances Included

Laminate, Linoleum, Partial Carpet, Concrete Flooring

Basement Description Full

Unfinished Basement Development

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. **Tar and Gravel** Roof

Local Government Levies CSA/BCE No. No Levies Carport Structures Parking Spaces 1 Survey Cert Available YN No

Construction Frame - Wood

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

Fenced Yard, Patio(s), Garden **Exterior Features**

Stall Parking Type

Services

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

Condo Information

Complex/Subdivision NFS2 Strata Fee Units In Building Floors In Building 12 In Unit Units In Complex Laundry Strata Parking Type **CP - Assigned by Strata** Strata Storage Type Strata Parking Stalls Num Gate Comm YN No Storeys In Unit Storage Locker YN Strata Approval YN No

Strata Fee Includes Bldg. Insurance, Yard Maint., Contingency Reserve, Snow Removal, Trash Removal

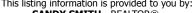
16x12

Shared Amenities

Master Bedroom

Rooms (Total Sqft: 1,740 / Unfin Sqft: 580)					Legal & Mortgage
	Down	Main	Up	Other	PID Number 005-892-309
Totals Sqft		580	580		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 LITERS SHOWN ON FORM 1
Dining Room		5x12			
Kitchen		10x12			
Bathroom		1/2	Full		
Living Room		18x12		Fin Statements Avail From Type Of Lease Court Ordered Sale No Fractional Interest YN No	
Bedroom			10x10		Terms Of Sale Terms Of Sale Tractional Interest Amount
Redroom			12v10		

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**



Royal LePage East Kootenay Realty

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#25-10th Avenue South Cranbrook V1C 2M9

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