



777 34TH AVENUE S V1C 1A1

MLS® **2466713**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1A1**
 Type **Single Family**
 Style/Stories
 Taxes **\$7,851 (2021)**
 Year Built **2007**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Inactive (Unapproved)**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RS**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Single family dwelling**
 First Nations Land YN **No**
 List Price **\$1,190,000**

Interior Information

Bedrooms **5** Bathrooms **4** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Ceramic Tile, Hardwood, Partial Carpet**
 Basement Description **Full**

Exterior Information

Lot SqFt **7,405** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.17** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Stone, Hardie Board** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Carport Local Government Levies **No Levies**
 Structures Parking Spaces Survey Cert Available YN **No**
 Construction **Frame - Wood**
 View

Site Influence

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 **Central Air, Forced Air, In-Floor (Electric)**

Rooms (Total Sqft: 4,370)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 027-148-645
Totals Sqft	1,500	1,520	1,350		Legal Lot 4, Plan NEP84436, District Lot 3556, Kootenay Land District
Living Room		23'7x23'2			Fin Statements Avail From
Den / Office		9'5x9'10			Type Of Lease
Bathroom	Full	1/2	Full		Court Ordered Sale No
Hall	5'4x5'11	15'4x7'4	26x7'10		Terms Of Sale
Kitchen		15'3x15'10			Fractional Interest YN No
Dining Room		9'5x19'8			Fractional Interest Amount
Family Room	12'7x18'6	16'6x15'2			
Master Bedroom			15'9x17'2		
Walk-In Closet			6'2x8'5		
Ensuite			Full		
Bedroom	12'7x16'5		9'11x15'2		
Bedroom			13'1x13'4		
Bedroom			10'10x11'9		
Laundry			10'8x6'7		
Utility	6'4x11'5				
Hall	6'3x9'2				
Rec Room	31'2x19'1				
Wet Bar	14'7x5'2				
Mud Room	9'4x14'1				

This bright stunning quality built custom home with beautiful curb appeal is professionally landscaped and situated in popular Highlands one block from Idlewild Park, Community Forest and Elementary School. Fall in love the minute you walk through the front door with a spacious grand tiled entry and open floor plan with stunning vaulted ceilings and hardwood floors in the living room & lovely dining area with coffered ceilings. Dream kitchen with custom cabinets, beautiful granite countertops, quality stainless steel appliances, large pantry, pot lights, spacious nook with door leading to covered deck and private back yard. Bright Great room with dramatic ceilings to second floor and lovely large gas fireplace to enjoy. With 5 bedrooms and 4 baths, this stunning family home features a beautiful staircase leading to upper floor with rails to overlook great room and front door foyer. With 4 spacious bedrooms and laundry room with cabinetry and sink on upper floor. Bright master bedroom features 4-pce ensuite and walk-in closet. The basement features a large Rec room with stone fireplace and built-in wet bar with granite countertops, sink and dishwasher, bedroom + den, 3-pce bathroom, loads of storage. Outside basement entry for in-law suite potential. With beautiful quality custom wood shutter blinds throughout. Beautifully landscaped with underground sprinklers and charming playhouse & hot tub area in private back yard. Deep oversized garage with 3rd bay for workshop or toys. Quick possession 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

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