



2325 38TH AVENUE S V1C 7A5

MLS® **2466307**
 Major Area **Cranbrook Lakes**
 Sub Area **Cranbrook Periphery**
 City **Cranbrook**
 Postal Code **V1C 7A5**
 Type **Single Family**
 Style/Stories
 Taxes **\$1,347 (2021)**
 Year Built **2012**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RR-2**
 Zoning Type **Residential-Medium Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$579,900**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Floor Vinyl**
 Basement Description **None**

Exterior Information

Lot SqFt **103,672** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **2.38** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Other (See Remarks)** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Hardie Board** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Carport Structures Parking Spaces Survey Cert Available YN **No**
 Construction **Other (See Remarks)** View
 Site Influence
 Parking Type **Carport Only, Addl Parking Avail, RV Parking, Attached**

Services

Water Supply **Well** Sewer Type **Septic** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Natural Gas**
 Heating/Cooling **A/C Window Units, Forced Air**

Rooms (Total Sqft: 1,216)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 010-169-334	Legal Lot 16, Plan NEP1240, District Lot 5246, Kootenay Land District
Totals Sqft		1,216			Fin Statements Avail From	Type Of Lease
Living Room		11'11x14'7			Court Ordered Sale No	Fractional Interest YN No
Kitchen		14'7x15			Terms Of Sale	Fractional Interest Amount
Master Bedroom		14'7x15'2				
Ensuite		Full				
Bedroom		9'1x11'3				
Bedroom		9'1x9'6				
Laundry		5'10x11'1				
Bathroom		Full				

A beautiful and much loved 2012 deregistered manufactured home situated on 2.38 acres in popular Gold Creek. With over 1200 sq ft of living space, this 3 bedroom, 2 bath home features vaulted ceilings, open floor plan and 4 pce ensuite. With a spacious carport, 10 x 26 workshop with WETT certified wood stove and 220 amp service, non-conforming 22 x 22 cabin, storage sheds, insulated sea cans for office or storage, cold cellar and garden area. A lovely country setting in a great location. 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

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. Jul 15, 2022.

