



201 18TH STREET S V1C 0E1

MLS® 2469310
Major Area **Cranbrook**
Sub Area **Cranbrook South**
City **Cranbrook**
Postal Code **V1C 0E1**
Type **Single Family**
Style/Stories
Taxes **\$4,444 (2022)**
Year Built **2019**
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 low density**
First Nations Land YN **No**
List Price **\$709,900**

Interior Information

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description
Fireplace Type **Gas** # of Fireplaces **1** Elevator
Interior Features **Central Air, Island**
Equipment/Appliances Included
Flooring **Partial Carpet, Floor Vinyl**
Basement Description **Full**
Basement Development **Fully finished**

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 **Vinyl** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
Carport Local Government Levies **No Levies**
Structures **Covered Deck** Survey Cert Available YN **No**
Construction **Frame - Wood**
View **Mountain View**

Site Influence
Exterior Features **Fenced Yard, Garden, Underground Sprinkler**
Parking Type **Double garage**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
Cable TV Service Telephone Service Water Service
Gas Service Fuel **Natural Gas**
Heating/Cooling **Central Air, Forced Air** Power Service

Rooms (Total Sqft: 2,183)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 028-635-965	
Totals Sqft	913	1,270			Legal LOT 14, PLAN EPP13082, DISTRICT LOT 3912, KOOTENAY LAND DISTRICT	
Living Room		17'5x13'1			Fin Statements Avail From	Type Of Lease
Dining Room		7x12'7			Court Ordered Sale No	Fractional Interest YN No
Kitchen		11x12'7			Terms Of Sale	Fractional Interest Amount
Bedroom	9'7x12'8	10'5x8'11				
Laundry		4'10x5'11				
Master Bedroom		11'1x12'3				
Ensuite		Full				
Walk-In Closet		4'10x5'6				
Bedroom		10'5x8'10				
Bathroom	Full	Full				
Entry	9'2x8'10					
Rec Room	12'11x21'3					
Utility	14'8x9'5					

This stunning 2019 New Dawn Developments built Elizabeth Lake Ridge family home offers spectacular mountain views. Bordering the Parkland neighbourhood, this location has schools, parks and Elizabeth Lake right on your doorstep. With 2183 sq. Ft of living space on two floors, this home is perfect for the growing family and those who love to entertain. The main floor offers 3 bedrooms and 2 bathrooms, a modern open plan design, mono vault ceiling with large windows in the living area leading to a spacious front deck to enjoy the mountain views in the summer. The open concept kitchen, living and dining room provides a spacious feel and with plenty of windows to let in natural light. The lower level is bright and spacious with a large rec room a further bedroom and bathroom. Outside you will find a large covered deck for entertaining, leading to a beautiful landscaped garden with underground sprinklers, apple and maple trees a double car garage and plenty of parking. With no GST and 6 years of new home warranty remaining, don't miss out on this amazing property! 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. Mar 2, 2023.

