



18 101ST AVENUE V1A 1A3

MLS® **2469761**
 Major Area **Kimberley**
 Sub Area **Kimberley**
 City **Kimberley**
 Postal Code **V1A 1A3**
 Type **Single Family**
 Style/Stories
 Taxes **\$3,907 (2022)**
 Year Built **1926**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R2**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$499,900**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite
 Fireplace Type **Electricity** # of Fireplaces **1** Elevator
 Interior Features **Skylights** Suites Description
 Equipment/Appliances Included **Dishwasher, Dryer, Refrigerator, Washer, Stove**
 Flooring **Mixed**
 Basement Description **Full**
 Basement Development **Unfinished**

Exterior Information

Lot SqFt **7,492** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.172** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Stucco** CSA/BCE No. Roof **Metal**
 Carport Local Government Levies **No Levies**
 Structures Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Exterior Features **Deck(s), Patio(s), Garden, Hot Tub**
 Parking Type **Single garage, Detached**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Natural Gas, Wood**
 Heating/Cooling **Forced Air, Other (See Remarks)**

Rooms (Total Sqft: 2,992 / Unfin Sqft: 1,231)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 015-706-362	Legal LOT 7, BLOCK 1, PLAN NEP1679, DISTRICT LOT 1879, KOOTENAY LAND DISTRICT
Totals Sqft		1,281	480		Fin Statements Avail From	Type Of Lease
Porch		5x8			Court Ordered Sale No	Fractional Interest YN No
Living Room		10'10x14'3			Terms Of Sale	Fractional Interest Amount
Kitchen		11'6x8'9				
Dining Room		18'1x9'9				
Master Bedroom		11'5x10'7				
Bedroom		9'8x9'3				
Bedroom		9'2x10'3				
Bathroom		Full				
Bathroom		Full				
Laundry		1x1				
Foyer		6x8				
Den / Office			11x17			
Family Room			7'4x17'4			

A beautiful & spacious updated home located in Kimberley's popular Chapman Camp neighbourhood, situated on .17 acre lot. With a private park-like back yard and single detached garage/workshop, this beautiful 3 bedroom and 2 full bath home features character and charm throughout. With stunning vaulted soaring ceilings & electric fireplace in the bright living room with skylights, open beams and stunning wood staircase leading to loft with space for family room and den. Bright charming kitchen with tasteful updates including wood countertops & loads of cabinetry leading to dining area with wood stove and back yard access to deck/patio for BBQ entertaining. With 3 spacious bedrooms and updated baths and main floor laundry. A full basement with separate access partially framed & awaiting finishing for many possibilities including additional bedrooms, recreation room and/or in-law suite. With upgraded 200 amp service, updated high efficient furnace, metal roof and stucco siding. 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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