

## **633 BROOKVIEW CRESCENT V1C 4V1**

2467905 MI S® Major Area Cranbrook **Cranbrook South** Sub Area City Cranbrook Postal Code V1C 4V1 Single Family Type Style/Stories

Taxes **\$3,983 (2022)** Year Built **1976** 

**Approximate** Desc Of Year Built

Pets Allowed Rentals Allowed

Status Active Possession Title Freehold Title Form Conventional

Zoning Code RS Zoning Type **Residential-Low Density** 

Zoning Sub Type Residential First Nations Land YN No List Price \$449,900

**Interior Information** 

**Exterior Information** 

Bedrooms Fireplace Type Wood, Gas Bathrooms # of Fireplaces Ensuite Elevator Suites Description

Interior Features

Equipment/Appliances Included

**Concrete** 

Wood

Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove Flooring Wall to Wall Carpet, Floor Vinyl

Basement Description Full

Basement Development Fully finished

Walkout Basement Features

8,276

0.19

Lot Width

Includes Manufactured Home Manufactured (MHR) No. Tech Safe BC No./CSA No.

CSA/BCE No. Parking Spaces

Construction Frame - Wood Lot Depth

Additional Dwelling YN

Restrictions

**Asphalt/Fibreglass Shingles** Local Government Levies No Levies Survey Cert Available YN No

Site Influence

Lot SqFt

Lot Acres

Carport

Structures

Foundation

Exterior Finish

Parking Type Double garage, RV Parking, Attached

**Services** 

Water Supply Municipal Cable TV Service Gas Service

Sewer Type Sewer Telephone Service Power Service **Central Air, Forced Air** 

Water Service **Natural Gas** 

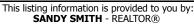
Sewer Service

Heating/Cooling

Rooms (Total Sqft: 2,500)					Legal & Mortgage
	Down	Main	Up	Other	PID Number <b>005-462-274</b>
Totals Sqft		1,250	1,250		Legal Lot 38, Plan NEP9042, District Lot 35, Kootenay Land District Fin Statements Avail From Court Ordered Sale No Terms Of Sale  Legal Lot 38, Plan NEP9042, District Lot 35, Kootenay Land District Type Of Lease Fractional Interest YN No Fractional Interest Amount
Entry		14'3x5			
Rec Room		13'2x19			
Bedroom		11x14'8	12'9x10'4		
Den / Office		9'3x10'8			
Bathroom		Full	Full		
Laundry		12'1x13'10			
Storage		12'6x8			
Living Room			13'3x17'5		
Dining Room			8'1x9'5		
Kitchen			8'2x7'7		
Nook			11'4x9'3		
Master Bedroom			11'3x14'4		
Ensuite			1/2		
Bedroom			10'5x10'6		

Priced well below BC Assessed value, a lovely family home located on popular Brookview Cr, across the street from Rotary Trail access. Situated on a .18 acre lot, this spacious 2500 sq ft home features 3+1 bedrooms, 3 baths, bright living room with brick wood burning fireplace, dining area with slider leading to 20x23 deck with mountain views. Kitchen with nook and access to back yard patio, play house/slide for children and loads of charming landscaping features. Master bedroom has 2-pce ensuite. Daylight basement has spacious foyer/entrance, rec room with brick gas fireplace, large laundry room, bedroom and 3 pce bath. Loads of storage area and double garage access. Roof shingles replaced in 2019 and hot water heater in 2021. Loads of RV parking. Listed By: Royal LePage East Kootenay Realty





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