

**633 BROOKVIEW CRESCENT V1C 4V1**

MLS® **2467905**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook South**  
 City **Cranbrook**  
 Postal Code **V1C 4V1**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$3,983 (2022)**  
 Year Built **1976**  
 Desc Of Year Built **Approximate**  
 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**

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description  
 Fireplace Type **Wood, Gas** # of Fireplaces **2** Elevator  
 Interior Features  
 Equipment/Appliances Included **Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove**  
 Flooring **Wall to Wall Carpet, Floor Vinyl**  
 Basement Description **Full**  
 Basement Development **Fully finished**  
 Basement Features **Walkout**

**Exterior Information**

Lot SqFt **8,276** Lot Width Lot Depth  
 Lot Acres **0.19** Includes Manufactured Home **No** Additional Dwelling YN **No**  
 Foundation **Concrete** Manufactured (MHR) No.  
 Exterior Finish **Wood** Tech Safe BC No./CSA No.  
 Carport CSA/BCE No.  
 Structures Parking Spaces  
 Construction **Frame - Wood**  
 View  
 Site Influence  
 Parking Type **Double garage, RV Parking, Attached**

**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**

**Rooms (Total Sqft: 2,500)**

	Down	Main	Up	Other
Totals Sqft		<b>1,250</b>	<b>1,250</b>	
Entry		<b>14'3x5</b>		
Rec Room		<b>13'2x19</b>		
Bedroom		<b>11x14'8</b>	<b>12'9x10'4</b>	
Den / Office		<b>9'3x10'8</b>		
Bathroom		<b>Full</b>	<b>Full</b>	
Laundry		<b>12'1x13'10</b>		
Storage		<b>12'6x8</b>		
Living Room			<b>13'3x17'5</b>	
Dining Room			<b>8'1x9'5</b>	
Kitchen			<b>8'2x7'7</b>	
Nook			<b>11'4x9'3</b>	
Master Bedroom			<b>11'3x14'4</b>	
Ensuite			<b>1/2</b>	
Bedroom			<b>10'5x10'6</b>	

**Legal & Mortgage**

PID Number **005-462-274**  
 Legal **Lot 38, Plan NEP9042, District Lot 35, Kootenay Land District**  
 Fin Statements Avail From  
 Court Ordered Sale **No** Type Of Lease  
 Terms Of Sale Fractional Interest YN **No**  
 Fractional Interest Amount

**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**

This listing information is provided to you by:

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#25-10th Avenue South Cranbrook V1C 2M9

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