



3053 MT FISHER PLACE V1C 4H5

MLS® **2470318**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 4H5**
 Type **Single Family**
 Style/Stories
 Taxes **\$5,006 (2022)**
 Year Built **2010**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R-1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$649,900**

Interior Information

Bedrooms **3** Bathrooms **3** Ensuite
 Fireplace Type **Gas** # of Fireplaces **1** Elevator
 Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Ceramic Tile, Hardwood, Partial Carpet**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Separate Entrance, Walkout**

Exterior Information

Lot SqFt **12,196** Lot Width
 Lot Acres **0.28** Includes Manufactured Home **No** Lot Depth
 Foundation **Concrete** Manufactured (MHR) No. Additional Dwelling YN **No**
 Exterior Finish **Vinyl, Wood** Tech Safe BC No./CSA No. Restrictions
 Carport CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Structures Parking Spaces Local Government Levies **No Levies**
 Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Exterior Features **Fenced Yard, Balcony - 1, Deck(s), Patio(s), Underground Sprinkler**
 Parking Type **Double garage, Addl Parking Avail, RV Parking, Detached, Rear**

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: 2,460 / Unfin Sqft: 0)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 027-052-036	Legal LOT 22, PLAN NEP83747, DISTRICT LOT 2872, KOOTENAY LAND DISTRICT
Totals Sqft	932	932	596		Fin Statements Avail From	Type Of Lease
Kitchen		12'1x18'2			Court Ordered Sale No	Fractional Interest YN No
Living Room		12x22'5			Terms Of Sale	Fractional Interest Amount
Bedroom	12'2x13'10	12'2x13'10				
Bathroom	Full	Full	Full			
Master Bedroom			13'1x13'10			
Family Room			13'2x17'10			
Rec Room	24'6x18'6					
Utility	7'11x6'1					
Laundry	7'11x6'1					

A beautiful and charming home situated on a private .28 acre lot on the back side of a quiet cup-de-sac with direct access to the Community Forest. With stunning curb appeal in a neighborhood full of pride, this home features a circular front driveway, wrap around covered decks/patio with stunning wood vaulted ceilings and lovely mountain views. Spacious fenced back yard, detached 24 x 24 garage and RV parking bordering a back and side paved alley. Built in 2010, this home is loaded with character & charm including an open floor plan, lovely hardwood/tile floors and wood finishing & beams in the vaulted ceilings. The gorgeous dream kitchen has newer stainless steel appliances, pantry & an island which opens to the great room with a beautiful gas fireplace and high vaulted ceiling with upper level loft views. The main floor bedroom/dining room or den has doors leading to a spacious covered back deck. With a soaring staircase, enjoy the spacious master bedroom with a walk-in closet, vaulted beamed ceilings and jetted tub in the 4-pce ensuite/bath. The fully finished basement has a rec room, bright bedroom, full bathroom, laundry room with built in cabinets along with a separate entry to the back yard and covered patio which has great in-law suite potential. Featuring underground sprinklers in the front, gas BBQ hookups on deck, central air and water softener. 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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