



**1711 2ND STREET S V1C 1C6**

MLS® **2468493**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook South**  
 City **Cranbrook**  
 Postal Code **V1C 1C6**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$2,836 (2022)**  
 Year Built **1950**  
 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**  
 First Nations Land YN **No**  
 List Price **\$366,000**

**Interior Information**

Bedrooms **3** Bathrooms **1** Suites Description  
 Fireplace Type # of Fireplaces Ensuite Elevator  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Ceramic Tile, Laminate, Concrete**  
 Basement Description **Part**  
 Basement Development **Partly finished**

**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. Restrictions  
 Exterior Finish **Brick, Vinyl** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**  
 Carport CSA/BCE No. Local Government Levies **No Levies**  
 Structures Parking Spaces Survey Cert Available YN **No**  
 Construction **Frame - Wood**  
 View  
 Site Influence  
 Parking Type **Carport Only, RV Parking, Oversize**

**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 **Forced Air**

**Rooms (Total Sqft: 1,809 / Unfin Sqft: 663)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>015-215-610</b>	Legal <b>AMENDED LOT 1 (SEE 182573I) DISTRICT LOT 22 KOOTENAY DISTRICT PLAN 2693</b>
Totals Sqft		<b>1,146</b>			Fin Statements Avail From	Type Of Lease
Entry		<b>3'4x7</b>			Court Ordered Sale <b>No</b>	Fractional Interest YN <b>No</b>
Living Room		<b>14x17'6</b>			Terms Of Sale	Fractional Interest Amount
Kitchen		<b>13'3x14'9</b>				
Bedroom		<b>7'8x10'9</b>				
Bedroom		<b>9'4x10'8</b>				
Bathroom		<b>Full</b>				
Master Bedroom		<b>9'5x17'3</b>				
Rec Room	<b>16'6x16'8</b>					
Storage	<b>8'6x5'6</b>					

**This great family home is waiting just for you! With 3 bedrooms, 1 bath, large living room and newer laminate flooring throughout the main floor. Partially finished family area down, drywalled and waiting for your finishing ideas to complete. An attached carport and huge 60 x 140 back yard with covered patio, great for entertaining. Close to schools, shopping and recreation! Quick possession possible! 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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