



926 313TH DRIVE V1A 3J8

MLS® **2470537**
 Major Area **Kimberley**
 Sub Area **Marysville**
 City **Marysville**
 Postal Code **V1A 3J8**
 Type **Single Family**
 Style/Stories
 Taxes **\$5,218 (2022)**
 Year Built **2004**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R2**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Multi-Family, Single family dwelling**
 First Nations Land YN **No**
 List Price **\$789,900**

Interior Information

Bedrooms **5** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type **Wood Stove** # of Fireplaces **1** Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Ceramic Tile, Laminate, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt **6,882** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.158** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Vinyl** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Carport Parking Spaces **4** Local Government Levies **No Levies**
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Parking Type **Double garage, 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: 2,816)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 023-706-767	Legal LOT 6, PLAN NEP23757, DISTRICT LOT 2377, KOOTENAY LAND DISTRICT
Totals Sqft	1,408	1,408			Fin Statements Avail From	Type Of Lease
Living Room		19'7x15			Court Ordered Sale No	Fractional Interest YN No
Dining Room		9'10x13'5			Terms Of Sale	Fractional Interest Amount
Kitchen		12'11x11				
Bathroom	Full	Full				
Bedroom	10'1x13'6	8'9x10'9				
Bedroom	9x11'2	9'5x10'9				
Master Bedroom		11'3x13'11				
Ensuite		Full				
Rec Room	13'5x16'6					
Family Room	17'6x13'8					
Laundry	23x12'4					

A beautiful quality built spacious bungalow with fully finished basement in a desired neighbourhood just steps to the Rails to Trails. Perfect for a retirement home or growing family, this 5 bedroom, 3 full bathroom bright family home features an open floor plan with over 1400 sq feet on each floor and is situated on a beautifully landscaped fenced yard. With a dream gourmet kitchen with stainless steel appliances, loads of maple cabinets, granite countertops and pantry opening to large dining area with doors to covered deck and patio. Living room has stunning vaulted ceilings and beautiful hardwood floors. Spacious master bedroom with 4-pce ensuite. Fully finished basement features large cozy Rec room which opens to games room with wood stove, large storage room, 2 bedrooms and beautiful 3-pce bath. Beautifully landscaped with brick driveway, fully fenced back yard and stamped concrete patio and covered deck. Large storage shed and oversized 20 x 30 attached garage. A quick commute to Cranbrook but with all the amenities that Marysville and Kimberley have to offer including skiing, golfing, hiking and shopping. Priced below BC Assessed value! Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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