



**421 BRIAR AVENUE NW V1C 4B6**

MLS® **2474201**  
 Major Area **Cranbrook**  
 Sub Area **Northwest Cranbrook**  
 City **Cranbrook**  
 Postal Code **V1C 4B6**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$974 (2023)**  
 Year Built **2023**  
 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 **Single family dwelling**  
 First Nations Land YN **No**  
 List Price **\$399,900**

**Interior Information**

Bedrooms **2** Bathrooms **1** Ensuite  
 Fireplace Type **Gas** # of Fireplaces **1** Elevator  
 Interior Features  
 Equipment/Appliances Included  
 Flooring **Laminate, Linoleum, Partial Carpet**  
 Basement Description **Crawl**  
 Basement Development **Unfinished**

**Exterior Information**

Lot SqFt **9,583** Lot Width Includes Manufactured Home **No** Lot Depth  
 Lot Acres **0.22** Manufactured (MHR) No. Additional Dwelling YN **No**  
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions  
 Exterior Finish **Hardie Board** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**  
 Carport Local Government Levies **No Levies**  
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**  
 Site Influence  
 Exterior Features **Deck(s)**  
 Parking Type **Street, RV Parking, 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 **Forced Air**

**Rooms (Total Sqft: 887)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number	Legal
Totals Sqft		<b>887</b>			<b>006-074-260</b>	<b>PARCEL 1 (SEE 200341) BLOCK Q DISTRICT LOT 29 KOOTENAY DISTRICT PLAN 887 EXCEPT (1) PARCEL A (REFERENCE PLAN 1017331) AND (2) PARCEL A (REFERENCE PLAN 1146761)</b>
Living Room		<b>15'2x11'5</b>			Fin Statements Avail From	Type Of Lease
Kitchen		<b>13'1x9'9</b>			Court Ordered Sale <b>No</b>	Fractional Interest YN <b>No</b>
Bedroom		<b>9'5x11'3</b>			Terms Of Sale	Fractional Interest Amount
Bedroom		<b>18'8x9'5</b>				
Bathroom		<b>Full</b>				

**Unique 2023 custom built home with 2 bedrooms and 1 bathroom. Offering over 800 square feet of bright open concept living space, a gas fireplace and stainless steel appliances in the beautiful custom kitchen. On a large 0.22 acre lot located in a great neighbourhood within walking distance to downtown, Pinewood Elementary and MT Baker High School. Outside offers endless possibilities to complete the home, with plenty of space for parking and opportunities to complete the landscaping. Quick possession is possible. Listed By: Royal LePage East Kootenay Realty**

This listing information is provided to you by:

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