

	<b>1825 Hunter Road</b>		
	Major Area	<b>Kootenay</b>	Status <b>Active</b>
	Minor Area	<b>CRANL Cranbrook Periphery</b>	Possession
	City	<b>Cranbrook</b>	Title <b>Freehold</b>
	Type	<b>Manufactured Home on Own Land</b>	Title Tier 2 <b>Fee Simple</b>
	Style		Price <b>\$539,900.00</b>
	Taxes	<b>\$1,615 (2024)</b>	Orig. Price <b>\$539,900.00</b>
	MLS®	<b>10342866</b>	Sale Price
	Year Built	<b>2007</b>	Date Listed <b>Apr 10/25</b>
	Zoning	<b>RS4</b>	Date Sold
	Postal Code	<b>V1C 6V6</b>	Status Chg. <b>Apr 11/25</b>
	Strata/Assoc	- / No	DOM <b>1</b>

**INTERIOR**

Bedrooms	<b>3</b>	Beds Property	<b>3</b>	Beds Main Bldg	<b>3</b>	Beds Suite	
Bathrooms	<b>2</b>	Baths Property	<b>2</b>	Baths Main Bldg	<b>2</b>	Baths Suite	
Fin. Sqft	<b>1,578</b>	Beds Aux Bldg		Ensuites		Shop/Den	<b>No / Yes</b>
Above Grade	<b>1578.0</b>	Baths Aux Bldg		Ceiling Height		Levels	<b>1</b>
Below Grade		Fireplace		Accessibility			
Unfinished Area		Fireplaces		Basement			
Flooring	<b>Laminate, Linoleum</b>						
Laundry							
Appliances	<b>Dishwasher, Range, Refrigerator, Washer/Dryer</b>						
Interior Features							

**ROOMS (Total: 1,578 sqft)**

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			<b>1578</b>			

**BUILDING**

Storeys		Total Units	
Building Name		Builder Name	
Roof	<b>Asphalt/Fibreglass Shingles</b>	Foundation	<b>Concrete Block</b>
Construction	<b>Modular</b>		
Pool	<b>No - None</b>		
Security			

Heating	<b>Forced Air</b>	Cooling	<b>None</b>
Water	<b>Co-operative</b>	Sewer	<b>Septic</b>

**EXTERIOR**

Lot Sqft	43,560	Lot Acres	1.00	Lot Dimensions	RV Spaces
Secure Spaces		Garage Spaces		Parking Total	Carport Spaces
Garage Dimensions				Directions	
Parking Features	Additional Parking, Open, RV Access/Parking				
Exterior Features					
Waterfront	No	View Patio/Porch			
Exterior Construction					

**MOBILE INFORMATION**

Park		Body Type	<b>Double Wide</b>	Elec. Lbl #	<b>30759</b>
Make	<b>2008 Landmark</b>	Model	<b>28852</b>	Serial Number	<b>0323311A</b>
Length		Width		Elect Insp	<b>CSA</b>
Pad Rental		Pad #		Registration	<b>093852</b>

This rare find offers the perfect blend of peaceful country living with the convenience of being just minutes from the City of Cranbrook. Situated on a quiet dead-end road in a lovely neighborhood, this 2007 deregistered modular home sits on a beautifully maintained 1.02-acre lot. With 1,578 sq ft of living space, the home features 3 bedrooms and 2 full bathrooms, including a spacious 5-piece ensuite. Vaulted ceilings throughout add a sense of openness, while the bright kitchen with island flows seamlessly into the dining area, perfect for entertaining. The cozy living room includes an additional den space—ideal for a home office, playroom, or reading nook. The home is wired for security and offers a great open floor plan that maximizes natural light and comfort. Outside, the property truly shines with a 12x24 workshop, three lean-tos for covered RV or equipment parking, a chicken coop, barn-like storage, and an outdoor root cellar. There's plenty of room to build a garage or garden, and a fire pit area offers the perfect spot to relax and enjoy the serenity of your surroundings. Whether you're looking for space to grow, room to store your toys, or simply a quiet retreat close to town, this property checks all the boxes. Don't miss your opportunity to own this special piece of property—homes like this don't come up often! Disclosure to Present offers signed for April 16/25 at 3:00pm Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Apr 12, 2025.

