

**30-1401 30TH AVENUE N v1c 0c1**

MLS® **2472525**  
 Major Area **Cranbrook**  
 Sub Area **Cranbrook North**  
 City **Cranbrook**  
 Postal Code **v1c 0c1**  
 Type **Single Family**  
 Style/Stories  
 Taxes **\$4,989 (2023)**  
 Year Built **2008**  
 Desc Of Year Built **Approximate**  
 Pets Allowed **With Restrictions**  
 Rentals Allowed **With Restrictions**

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Strata**  
 Zoning Code **R3**  
 Zoning Type **Residential-Low Density**  
 Zoning Sub Type **Residential low density**  
 First Nations Land YN **No**  
 List Price **\$729,900**

**Interior Information**

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description  
 Fireplace Type **Gas** # of Fireplaces **1** Elevator  
 Interior Features **Central Air, Hardwood Flooring, Vacuum Built-In**  
 Equipment/Appliances Included  
 Flooring **Hardwood, Linoleum, Partial Carpet, Tile**  
 Basement Description **Full**  
 Basement Development **Fully finished**  
 Basement Features **Walkout**

**Exterior Information**

Lot SqFt **8,276** Lot Width Lot Depth  
 Lot Acres **0.19** Includes Manufactured Home Additional Dwelling YN **No**  
 Foundation **Concrete** Manufactured (MHR) No.  
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No.  
 Carport CSA/BCE No.  
 Structures Parking Spaces  
 Construction **Frame - Wood**  
 View  
 Site Influence **Adult-Oriented, Age Restrictions, Airport Nearby, Fully Landscaped, Park Nearby, Paved Roads, Public Transit Nearby, Golf Nearby, Landscaped, Schools Nearby, Shopping Nearby, Easy Access, Ski Area Nearby, High Speed Internet**  
 Exterior Features **Balcony - 1, Deck(s), Underground Sprinkler**  
 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**

**Condo Information**

Complex/Subdivision **Northwood Estates** Strata Fee **\$180** Units In Building **1**  
 Units In Complex **44** Floors In Building **2** Laundry **In Unit**  
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num  
 Gate Comm YN **Yes** Storeys In Unit **2**  
 Strata Approval YN **No** Storage Locker YN  
 Strata Fee Includes **Yard Maint., Contingency Reserve, Road Maintenance, Snow Removal**  
 Shared Amenities

**Rooms (Total Sqft: 2,612 / Unfin Sqft: 266)****Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>027-291-090</b>
Totals Sqft	<b>1,040</b>	<b>1,306</b>			<b>Legal STRATA LOT 12, PLAN NES3340, DISTRICT LOT 24, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b> Fin Statements Avail From Court Ordered Sale <b>No</b> Terms Of Sale Type Of Lease Fractional Interest YN <b>No</b> Fractional Interest Amount
Bedroom	<b>11'5x14'4</b>	<b>9'11x11</b>			
Bathroom	<b>Full</b>	<b>Full</b>			
Dining Room		<b>8'10x7'8</b>			
Kitchen		<b>10'3x14'10</b>			
Living Room		<b>14'4x14'4</b>			
Master Bedroom		<b>12'9x12'8</b>			
Ensuite		<b>Full</b>			
Walk-In Closet		<b>9'2x5'4</b>			
Laundry		<b>8'3x5'4</b>			
Family Room	<b>15'9x13'5</b>				
Rec Room	<b>19'10x14'10</b>				
Storage	<b>8'11x12</b>				
Utility	<b>7'10x7'2</b>				

**Beautiful quality built bungalow with full basement in Cranbrook's premier secure gated community of Northwood Estates. Built in 2008 with over 2300 sq ft of living area, this stunning home has 3 bedrooms, 3 full bathrooms and a main floor laundry. The bright open plan floor plan has a modern kitchen with maple wood cabinet, stainless appliances and a large dining & living area with glossy hardwood floors & a natural gas fireplace opening onto a large covered deck with breathtaking 180 degree views of the mountain valley & ball park. The master suite has access to the covered deck, a 5-piece ensuite and large walk-in closet. Downstairs has a daylight walkout basement opening onto a covered concrete patio, a large rec/family room, further bedroom and full bath. Enjoy the little extras including natural gas BBQ hook-up, central air conditioning, central vac, in-ground sprinkler system, water softener and hot water heater replaced this year. This is truly an incredible home that is waiting for you, quick possession is available!! Listed By: Royal LePage East Kootenay Realty**

This listing information is provided to you by:

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