



F3-1351 GERRY SORENSEN WAY V1A 2E8

MLS® **2467254**
 Major Area **Kimberley**
 Sub Area **Alpine Resort Area**
 City **Kimberley**
 Postal Code **V1A 2E8**
 Type **Townhouse**
 Style/Stories
 Taxes **\$3,007 (2022)**
 Year Built **2004**
 Desc Of Year Built **Actual**
 Pets Allowed **With Restrictions**
 Rentals Allowed **Yes**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **RTA-4**
 Zoning Type
 Zoning Sub Type **Recreational, Residential**
 First Nations Land YN **No**
 List Price **\$349,999**

Interior Information

Bedrooms **2** Bathrooms **2** Ensuite **1** Suites Description
 Fireplace Type **Gas** # of Fireplaces **1** Elevator
 Interior Features **Hardwood Flooring, Hot Tub**
 Equipment/Appliances Included
 Flooring **Hardwood**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Other (See Remarks), Wood** Tech Safe BC No./CSA No.
 Carport CSA/BCE No.
 Structures Parking Spaces
 Construction **Frame - Wood**
 View **Mountain View, Valley View**
 Pool Type **Outdoor Pool**
 Site Influence
 Parking Type **Stall**

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**

Condo Information

Complex/Subdivision **Northstar Mountain Village** Strata Fee **\$1579.00** Units In Building **6**
 Units In Complex **82** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type Strata Storage Type **Unknown** Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **1**
 Strata Approval YN **No** Storage Locker YN **Yes**
 Strata Fee Includes **Management, Heat, Light, Hot Water, Caretaker, Rec. Facility, Bldg. Insurance, Cable T.V., Yard Maint., Contingency Reserve, Gas, Sewer, Snow Removal, Taxes, Trash Removal**
 Shared Amenities **Club House / Rec Centre, Exercise Room, Playground, Pool Outdoor, Picnic Area**

Rooms (Total Sqft: 1,008)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 026-092-387	
Totals Sqft		1,008			Legal	Strata Lot 33, Plan NES2230, District Lot 5585, 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 1
Kitchen		9'6x11'4			Fin Statements Avail From	Type Of Lease
Dining Room		9'2x12'3			Court Ordered Sale No	Fractional Interest YN Yes
Living Room		16'3x17			Terms Of Sale	Fractional Interest Amount
Master Bedroom		10'7x13'6				
Bedroom		12'8x11'7				
Ensuite		Full				
Bathroom		Full				

With stunning Rocky Mountain and Kimberley Alpine Resort and valley views in Northstar Mountain Village. A rare opportunity to own all 4 quarters for personal use or investment opportunity in this ski in and out stunning all inclusive fully furnished 2 bedroom, 2 bathroom condo unit. With just steps from a ski run, enjoy your large private deck with new hot tub and best views on the ski hill. Beautifully appointed with local hand crafted furniture, wood cabinetry throughout, open layout, lots of natural light. Alpine Club features outdoor swimming pool and hot tub, exercise room, playground area. Currently not in the rental pool as has been used for personal use. Options total advantage of built in hospitality management to generate rental revenue. Northstar Mountain Village is an Interval International eligible resort. Strata fees includes all utilities, property taxes, maintenance, repairs, cable, furnishings, etc. 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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