



2209 3RD STREET V1C 5G7

MLS® **2463345**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 5G7**
 Type **Townhouse**
 Style/Stories
 Taxes **\$2,274 (2021)**
 Year Built **1978**
 Desc Of Year Built **Approximate**
 Pets Allowed **Yes**
 Rentals Allowed **Yes**

Status **Inactive (Unapproved)**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R-4**
 Zoning Type
 Zoning Sub Type **Residential medium density**
 First Nations Land YN **No**
 List Price **\$309,900**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Partial Carpet**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **No**
 View

Site Influence

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 **Village Green** Strata Fee **\$0** Units In Building **2**
 Units In Complex **2** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **No** Storeys In Unit **3**
 Strata Approval YN **Yes** Storage Locker YN **No**
 Strata Fee Includes **Management, Bldg. Insurance, Yard Maint., Contingency Reserve**
 Shared Amenities

Rooms (Total Sqft: 1,528)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 018-593-941
Totals Sqft	495	495	538		Legal Strata Lot 17, Plan NES136, District Lot 4 35, 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
Foyer		6'6x8'6			Fin Statements Avail From
Kitchen		8'2x7'7			Court Ordered Sale No
Dining Room		10'6x8'2			Terms Of Sale
Living Room		17'5x11'2			Type Of Lease
Master Bedroom			13'11x11'7		Fractional Interest YN No
Bedroom			8'1x14'2		Fractional Interest Amount
Bedroom			8'11x10'9		
Bathroom	Full		Full		
Rec Room	14x20'7				
Laundry	16'7x10'4				

A lovely updated 3 bedroom, 2 bath townhouse in desirable Village Green located on quiet cut-de-sac in central location, waking distance to Community forest, College of the Rockies, hospital and shopping. With 3 levels fully finished for spacious living space, this lovely home features bright renovated kitchen with white cabinets, newer countertops and stainless steel appliances, laminate flooring with updated trim, 2 tastefully renovated bathrooms, spacious recreation room and storage. Currently rented for \$1800/mth + utilities (month to month) can make this a great investment or for home buyer looking for a lovely "home". Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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