



B-2008 KOKANEE DRIVE N V1C 6L6

MLS® **2475905**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 6L6**
 Type **Half Duplex**
 Style/Stories
 Taxes **\$4,181 (2023)**
 Year Built **2009**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R3**
 Zoning Type **Other**
 Zoning Sub Type **Cluster, Single family dwelling**
 First Nations Land YN **No**
 List Price **\$559,900**

Interior Information

Bedrooms **4** Bathrooms **4** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features **Island, Security System**
 Equipment/Appliances Included
 Flooring **Partial Carpet, Tile, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt **6,255** Lot Width **69** Lot Depth **90**
 Lot Acres **0.1436** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Stone, Vinyl** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces **2** Survey Cert Available YN **No**
 Construction **Frame - Wood**
 View
 Site Influence
 Exterior Features **Deck(s), Underground Sprinkler**
 Parking Type **Single 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 Strata Fee Units In Building
 Units In Complex Floors In Building Laundry
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN Storeys In Unit
 Strata Approval YN Storage Locker YN
 Strata Fee Includes
 Shared Amenities

Rooms (Total Sqft: 2,304)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 027-819-698
Totals Sqft	637	669	998		Legal STRATA LOT 2, PLAN NES3622, 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
Foyer		5'9x10'1			Fin Statements Avail From
Kitchen		11'2x14'2			Type Of Lease
Dining Room		8'6x9'10			Court Ordered Sale No
Living Room		14'1x14'4			Terms Of Sale
Bathroom	Full	1/2	Full		Fractional Interest YN No
Bedroom	11'11x13'7		11'5x10'11		Fractional Interest Amount
Den / Office			9'6x12'6		
Bedroom			12'11x10'11		
Master Bedroom			12'11x14'4		
Ensuite			Full		
Walk-In Closet			11'5x6'4		
Media Room	8'7x22'1				

A beautiful much loved and quality built JB Charlton Home in central location walking distance community forest, Rotary Trail, schools and parks. With lovely curb appeal and in excellent condition, this lovely open floor plan home features 3+1 bedrooms & 4 baths. With a bright entry, dream kitchen with newer stainless steel appliances and large island, dining area with door leading to covered deck with yard access & spacious living room. The upper level boasts a bright den area, 3 large bedrooms with master bedroom with walk in closet and lovely 3-pce ensuite. Enjoy your entertainment with a dream all inclusive theatre room with 6 cozy electric leather chairs, surround sound and large screen. Additional bedroom or gym (Inspire home gym negotiable), laundry and 2 pce bath. Beautifully landscaped with fenced private yard with garden boxes, underground sprinklers and self watering planters. Loads of storage in the garage with mezzanine. Gemstone lights and central air for additional amazing features. 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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