



2104 14TH STREET S V1C 0A9

MLS® **2464821**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 0A9**
 Type **Single Family**
 Style/Stories
 Taxes **\$4,061 (2021)**
 Year Built **2007**
 Desc Of Year Built **Actual**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RD**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$554,900**

Interior Information

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Flooring **Ceramic Tile, Laminate, Partial Carpet**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt **4,356** Lot Width Includes Manufactured Home **No** Lot Depth
 Lot Acres **0.10** Manufactured (MHR) No. Additional Dwelling YN **No**
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions
 Exterior Finish **Vinyl** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Carport Parking Spaces Local Government Levies **No Levies**
 Structures Construction **Frame - Wood** Survey Cert Available YN **Yes**
 View
 Site Influence
 Exterior Features **Fenced Yard, Deck(s), Underground Sprinkler**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Natural Gas, Wood**
 Heating/Cooling **Forced Air, In-Floor (Electric), Stove**

Rooms (Total Sqft: 2,186)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 027-085-520	Legal Lot 6, Plan NEP83946, District Lot 3911, Kootenay Land District
Totals Sqft	1,093	1,093			Fin Statements Avail From	Type Of Lease
Living Room		14x10'5			Court Ordered Sale No	Fractional Interest YN No
Dining Room		8'2x10'11			Terms Of Sale	Fractional Interest Amount
Kitchen		10'3x10'11				
Master Bedroom		14x11				
Bedroom	9'11x9'7	8'11x9'6				
Bedroom		9'7x10'7				
Bathroom	Full	Full				
Ensuite		Full				
Foyer		15'8x5'5				
Laundry	13x8'8	4'7x5'7				
Rec Room	17x31'8					
Storage	3'11x8'4					
Utility	5'6x10'1					

A beautiful energy efficient family home in popular Orchards Heights, 1 block from Kootenay Orchards Elementary School with park. With 3 + 1 bedrooms & 3 full baths. Enjoy this bright open concept dream kitchen with stainless steel appliances, island and loads of wood cabinets, dining area and living room with mountain views & door leading to deck for barbecuing and backyard fire pit area. Walk in closet and 4 pce ensuite in master bedroom, hookups on main floor for laundry, heated bathroom floor. Fully finished basement with spacious rec room with WETT inspected efficient wood burning stove, 4th bedroom with 5th bedroom potential. With underground sprinklers, RV parking, concrete poured driveway, fully fenced yard and mountain views. Attached double garage. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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