



5837 HIDDEN VALLEY ROAD V1C 6Z3

MLS® **2471538**
 Major Area **Cranbrook Lakes**
 Sub Area **Cranbrook Periphery**
 City **Cranbrook**
 Postal Code **V1C 6Z3**
 Type **Single Family**
 Style/Stories
 Taxes **\$1,624 (2022)**
 Year Built **1979**
 Desc Of Year Built **Approximate**
 Pets Allowed **Not Applicable**
 Rentals Allowed **Not Applicable**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RR4**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Rural residential**
 First Nations Land YN **No**
 List Price **\$539,900**

Interior Information

Bedrooms **2** Bathrooms **1** Ensuite
 Fireplace Type **Wood** # of Fireplaces **1** Elevator
 Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Partial Carpet, Tile**

Exterior Information

Lot SqFt **204,732** Lot Width
 Lot Acres **4.70** Includes Manufactured Home **Yes** Lot Depth
 Foundation **Concrete** Manufactured (MHR) No. **069906** Additional Dwelling YN **No**
 Exterior Finish **Aluminum, Vinyl** Tech Safe BC No./CSA No. **CSA** Restrictions
 Carport CSA/BCE No. **86705** Roof **Metal**
 Water Influence **Creek/Stream** Parking Spaces Construction **Manufactured** Local Government Levies **No Levies**
 Structures **Coverall, Covered Deck, Fire Pit, Storage - Hay, Outbuilding, Paddocks/Corrals, Shed** View
 Survey Cert Available YN **No**
 Site Influence
 Exterior Features **Deck(s), Garden, Hot Tub**
 Parking Type **RV Parking, More Than Triple Garage, Detached, Oversize**

Services

Water Supply **Well** Sewer Type **Septic** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity, Wood**
 Heating/Cooling **Electric Baseboards**

Rooms (Total Sqft: 1,163)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 012-100-374	Legal LOT 13, PLAN NEP12334, DISTRICT LOT 5590, KOOTENAY LAND DISTRICT, EXCEPT PLAN NEP68792, MANUFACTURED HOME REG. #69906.
Totals Sqft		1,163			Fin Statements Avail From	Type Of Lease
Foyer		14'8x9'3			Court Ordered Sale No	Fractional Interest YN No
Den / Office		8'10x7'5			Terms Of Sale	Fractional Interest Amount
Kitchen		13'6x11'10				
Living Room		13'6x15'8				
Bedroom		10'4x9'4				
Bathroom		Full				
Master Bedroom		13'6x9				
Mud Room		11'6x9'3				

A beautiful Gold Creek property bordering Crown Land with a creek running through corner of property. Just under 5 acres, this lovely view property has previously been set up for horses with a 30X50 hay shed/pole barn with power, fully fenced and crossed fenced, 3 horse shelters, 2 sheds, chicken coop/dog run, heated pump house, raised garden beds and gate at entrance to property. This home features 3 bedrooms 1 bathroom, wett inspected cozy wood stove, nice deck with hot tub steps away, large mud room, bright kitchen with open concept to diningroom and livingroom. Lots of updates: including baseboards and trim 2016, new drywall 2016, new roof 2016, new flooring 2016, updated bathroom 2018, hot water tank 2012, approved electrical inspection 2016 and new washer/dryer 2016. Quick possession Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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