



1813 MT NELSON CRESCENT V1C 5W1

MLS® **2455809**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 5W1**
 Type **Single Family**
 Style/Stories
 Taxes **\$4,522 (2020)**
 Year Built **1990**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Inactive (Unapproved)**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential low density**
 First Nations Land YN **No**
 List Price **\$439,900**

Interior Information

Bedrooms **1** Bathrooms
 Fireplace Type # of Fireplaces
 Ensuite
 Elevator Suites Description
 Interior Features
 Equipment/Appliances Included
 Flooring **Linoleum, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Partly finished**

Exterior Information

Lot SqFt **9,583** Lot Width
 Lot Acres **0.22** Includes Manufactured Home **No** Lot Depth
 Foundation **Concrete** Manufactured (MHR) No. Additional Dwelling YN **No**
 Exterior Finish **Stone, Vinyl** Tech Safe BC No./CSA No. Restrictions
 Carport CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**
 Structures Parking Spaces Local Government Levies **No Levies**
 Construction **Frame - Wood** Survey Cert Available YN **No**
 View **Mountain View**
 Site Influence **Airport Nearby, Fully Landscaped, Park Nearby, Paved Roads, Public Transit Nearby, Recreation Nearby, Storage, Golf Nearby, Landscaped, Schools Nearby, Shopping Nearby, Ski Area Nearby**
 Exterior Features **Fenced Yard**
 Parking Type **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 **Hot Water**

Rooms (Total Sqft: 3,654)

	Down	Main	Up	Other
Totals Sqft	1,827	1,827		
Living Room		21x16'11		
Dining Room		16'11x7'9		
Kitchen		22'3x7'10		
Nook		10x6'7		
Master Bedroom		12'8x11'9		

Legal & Mortgage

PID Number **008-521-433**
 Legal **Lot 29, Plan NEP12852, District Lot 2872, Kootenay Land District**
 Fin Statements Avail From Type Of Lease
 Court Ordered Sale **No** Fractional Interest YN **No**
 Terms Of Sale Fractional Interest Amount

A beautiful, bright, spacious and much loved +1800 sq ft bungalow situated on a .22 acre lot in great location. First time on the market is this custom built Stambolic built home with quality and charming features including open floor plan with high vaulted ceilings on main floor. With 3 bedrooms & 2 full baths on main floor. Spacious living room and dining area with a feature wall of a stunning stone gas fireplace and access to large enclosed sunroom with skylights and lovely views. Bright kitchen with oak cabinets, main floor laundry with sink and loads of cabinetry, Spacious master bedroom with 4-pce ensuite. Full basement waiting for your finishing touches. With brick driveway leading to attached garage, underground sprinklers and spacious fully fenced back yard. Listed By: Royal LePage East Kootenay Realty



This listing information is provided to you by:
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