



1-128 5TH AVENUE S V1C 2G2

MLS® **2466022**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 2G2**
 Type **Townhouse**
 Style/Stories
 Taxes **\$2,437 (2021)**
 Year Built **2020**
 Desc Of Year Built **Actual**
 Pets Allowed **Yes**
 Rentals Allowed **Yes**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R-5**
 Zoning Type
 Zoning Sub Type **Residential medium density**
 First Nations Land YN **No**
 List Price **\$379,900**

Interior Information

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

Exterior Information

Lot SqFt **1** Lot Width Lot Depth
 Lot Acres **0.00** Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Concrete** Tech Safe BC No./CSA No.
 Carport CSA/BCE No.
 Structures Parking Spaces **2** Construction **Frame - Wood** Survey Cert Available YN **No**
 View
 Site Influence
 Exterior Features **Balcony - 1**

Services

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity**
 Heating/Cooling **Electric Baseboards**

Condo Information

Complex/Subdivision **5th Ave Fourplex** Strata Fee **\$100** Units In Building **4**
 Units In Complex **4** Floors In Building **1** Laundry **In Unit**
 Strata Parking Type **LCP - Limited Common Property** Strata Storage Type
 Gate Comm YN **No** Stores In Unit **1** Strata Parking Stalls Num
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Management**
 Shared Amenities

Rooms (Total Sqft: 1,275)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 031-032-877
Totals Sqft	665	610			Legal Strata Lot 1, Plan EPS6484, District Lot 5, 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 Fin Statements Avail From Court Ordered Sale No Terms Of Sale Type Of Lease Fractional Interest YN No Fractional Interest Amount
Kitchen		8'9x14			
Living Room		11'6x17			
Dining Room		9'3x14			
Laundry		6x6			
Bathroom	Full	1/2			
Master Bedroom	9'4x11				
Bedroom	8'7x9'4				
Bedroom	9'6x10'3				
Utility	10x6				

A beautifully designed and quality built by New Dawn Developments in 2020, this lovely 4-plex unit features over 1250 sq feet. With higher quality finishing throughout, this 3 bedroom, 2 bath unit features bright open floor plan on main floor with vinyl plank floors, quartz countertops and beautiful cabinetry in kitchen and baths, dining area with sliders to deck, spacious living room and main floor laundry. Basement design has 3 bedrooms, quality carpeting, 4 pce bathroom and utility storage room. Newer concrete driveway and walkways. Landscaping designed with perennial shrubs with no maintenance. New Home Warranty. \$100/mth strata fee which covers management and contingency fund. 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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