



**F3-1351 GERRY SORENSEN WAY V1A 2E8**

MLS® **2467254**  
 Major Area **Kimberley**  
 Sub Area **Alpine Resort Area**  
 City **Kimberley**  
 Postal Code **V1A 2E8**  
 Type **Townhouse**  
 Style/Stories  
 Taxes **\$3,007 (2022)**  
 Year Built **2004**  
 Desc Of Year Built **Actual**  
 Pets Allowed **With Restrictions**  
 Rentals Allowed **Yes**

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Strata**  
 Zoning Code **RTA-4**  
 Zoning Type  
 Zoning Sub Type **Recreational, Residential**  
 First Nations Land YN **No**  
 List Price **\$249,900**

**Interior Information**

Bedrooms **2** Bathrooms **2** Ensuite **1** Suites Description  
 Fireplace Type **Gas** # of Fireplaces **1** Elevator  
 Interior Features **Hot Tub**  
 Equipment/Appliances Included  
 Flooring **Ceramic Tile**

**Exterior Information**

Lot SqFt Lot Width Lot Depth  
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**  
 Foundation **Concrete** Manufactured (MHR) No.  
 Exterior Finish **Other (See Remarks), Wood** Tech Safe BC No./CSA No.  
 Carport CSA/BCE No.  
 Structures Parking Spaces  
 Construction **Frame - Wood**  
 View **Mountain View, Valley View**  
 Pool Type **Outdoor Pool**  
 Site Influence  
 Parking Type **Stall**  
 Roof **Metal**  
 Local Government Levies **No Levies**  
 Survey Cert Available YN **No**

**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 **Forced Air**

**Condo Information**

Complex/Subdivision **Northstar Mountain Village** Strata Fee **\$1817.41** Units In Building **6**  
 Units In Complex **82** Floors In Building **3** Laundry **In Unit**  
 Strata Parking Type Strata Storage Type **Unknown** Strata Parking Stalls Num  
 Gate Comm YN **No** Storeys In Unit **1**  
 Strata Approval YN **No** Storage Locker YN **Yes**  
 Strata Fee Includes **Management, Heat, Light, Hot Water, Caretaker, Rec. Facility, Bldg. Insurance, Cable T.V., Yard Maint., Contingency Reserve, Gas, Sewer, Snow Removal, Taxes, Trash Removal**  
 Shared Amenities **Club House / Rec Centre, Exercise Room, Playground, Pool Outdoor, Picnic Area**

**Rooms (Total Sqft: 1,008)**

**Legal & Mortgage**

	Down	Main	Up	Other	PID Number <b>026-092-387</b>
Totals Sqft		<b>1,008</b>			<b>Legal Strata Lot 33, Plan NES2230, District Lot 5585, 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 1</b> Fin Statements Avail From Court Ordered Sale <b>No</b> Terms Of Sale Type Of Lease Fractional Interest YN <b>Yes</b> Fractional Interest Amount
Kitchen		<b>9'6x11'4</b>			
Dining Room		<b>9'2x12'3</b>			
Living Room		<b>16'3x17</b>			
Master Bedroom		<b>10'7x13'6</b>			
Bedroom		<b>12'8x11'7</b>			
Ensuite		<b>Full</b>			
Bathroom		<b>Full</b>			

**With stunning Rocky Mountain and Kimberley Alpine Resort and valley views in Northstar Mountain Village. A rare opportunity to own all 4 quarters for personal use or investment opportunity in this ski in and out stunning all inclusive fully furnished 2 bedroom, 2 bathroom condo unit. With just steps from a ski run, enjoy your large private deck with new hot tub and best views on the ski hill. Beautifully appointed with local hand crafted furniture, wood cabinetry throughout, open layout, lots of natural light. Alpine Club features outdoor swimming pool and hot tub, exercise room, playground area. Currently not in the rental pool as has been used for personal use. Options total advantage of built in hospitality management to generate rental revenue. Northstar Mountain Village is an Interval International eligible resort. Strata fees includes all utilities, property taxes, maintenance, repairs, cable, furnishings, etc. Listed By: Royal LePage East Kootenay Realty**

This listing information is provided to you by:

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