



1314 SOUTHVIEW DRIVE V1C 6R1

MLS® **2477649**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 6R1**
 Type **Single Family**
 Style/Stories **Rancher with Basement**
 Taxes **\$6,497 (2023)**
 Year Built **2001**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R-1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Single family dwelling**
 First Nations Land YN **No**
 List Price **\$909,900**

Interior Information

Bedrooms **4** Bathrooms **4** Ensuite **2** Suites Description
 Fireplace Type **Gas** # of Fireplaces **2** Elevator
 Interior Features **Central Air, Vacuum Built-In**
 Equipment/Appliances Included **Dishwasher, Dryer, Garage Door Opener, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings**
 Flooring **Ceramic Tile, Hardwood, Linoleum, Partial Carpet**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Walkout**

Exterior Information

Lot SqFt **7,840** Lot Width Lot Depth
 Lot Acres **0.18** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No.
 Exterior Finish **Brick, Vinyl** Tech Safe BC No./CSA No.
 Carport CSA/BCE No.
 Structures **Covered Deck, Patio(s)** Parking Spaces
 Construction **Frame - Wood**
 View **Mountain View**
 Site Influence **Fully Landscaped, Paved Roads, Public Transit Nearby, Quiet Area, Landscaped, Schools Nearby, Family Oriented, Park Setting, High Speed Internet**
 Exterior Features **Fenced Yard, Deck(s), Patio(s), Garden, Underground Sprinkler**
 Parking Type **Double 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 **Central Air, Forced Air, In-Floor (Water)**

Rooms (Total Sqft: 3,694 / Unfin Sqft: 527)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 019-163-461	Legal LOT 4, DISTRICT LOT 3911, KOOTENAY DISTRICT PLAN NEP21989
Totals Sqft	1,320	1,847			Fin Statements Avail From	Type Of Lease
Foyer		9'5x6'5			Court Ordered Sale No	Fractional Interest YN No
Dining Room		11'5x11'3			Terms Of Sale	Fractional Interest Amount
Living Room		19'1x16'1				
Kitchen		23x14'3				
Bathroom	Full	1/2				
Laundry		6x6'8				
Master Bedroom		20'7x13'10				
Ensuite	Full	Full				
Walk-In Closet		7'1x8'6				
Family Room	18'7x22'5					
Bedroom	10'3x18'7					
Bedroom	15'1x14'5					
Bedroom	12'11x10'11					
Storage	10'7x20'9					

With beautiful curb appeal in excellent Southview neighbourhood is this spacious bungalow with a full daylight walk out basement with a stunning 180 degree mountain views off kitchen, dining area, covered deck and master bedroom. With an open floor plan, stunning curbed staircase leading to basement and beautiful Brazilian Cherrywood hardwood floors, this bright home features a large dream kitchen with a grand island, loads of cabinetry, corner pantry and stainless steel appliances opening to dining area and door to beautiful spacious covered deck. With a lovely gas fireplace and vaulted ceilings in living and bright dining room. A large master bedroom with access to deck, picture windows with views and massive 5-pce ensuite with bright walk-in closet. Also, main floor laundry with outside side access. Basement has in-floor heat and 9 ft ceilings. With bright family/rec room with gas fireplace and door leading to beautiful covered red brick patio, 3 spacious bedrooms/den with walk-in closets, 2 full baths and loads of storage. Beautifully landscaped with red brick driveway, walkways, patios, underground sprinklers and Gemstone lights to add to the beautiful evening curb appeal and event celebrations. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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