



2998 37TH STREET S V1C 7H1

MLS® **2478081**
 Major Area **Cranbrook Lakes**
 Sub Area **Cranbrook Periphery**
 City **Cranbrook**
 Postal Code **V1C 7H1**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,408 (2023)**
 Year Built **1990**
 Desc Of Year Built **Approximate**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RR-2**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$849,900**

Interior Information

Bedrooms **4** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features **Jetted Tub, Vacuum Built-In**
 Equipment/Appliances Included **Dishwasher, Dryer, Other (See Remarks), Refrigerator, Stove - Gas, Washer, Water Cond/Softener**
 Flooring **Ceramic Tile, Partial Carpet, Floor Vinyl**
 Basement Description **Full, Walkout**
 Basement Development **Fully finished, Partly finished**
 Basement Features **Separate Entrance**

Exterior Information

Lot SqFt **158,122** Lot Width Lot Depth
 Lot Acres **3.63** Includes Manufactured Home **No** Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Roof **Metal**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures **Covered Deck, Fire Pit, Other, Outbuilding, Shed, Workshop** Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **Yes**
 View
 Site Influence
 Exterior Features **Fenced Yard, Deck(s), Workshop, Garden, Private Yard**
 Parking Type **Garage and C/P, RV Parking, Detached, Oversize**

Services

Water Supply **Well** Sewer Type **Septic** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Natural Gas, Wood**
 Heating/Cooling **Forced Air, Other (See Remarks)**

Rooms (Total Sqft: 2,889 / Unfin Sqft: 168)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 013-521-799	Legal LOT 2 DISTRICT LOT 5247 KOOTENAY DISTRICT PLAN 8763
Totals Sqft	1,362	1,359			Fin Statements Avail From	Type Of Lease
Living Room		19'10x15			Court Ordered Sale No	Fractional Interest YN No
Dining Room		12x9'9			Terms Of Sale	Fractional Interest Amount
Kitchen		11'3x12'11				
Bathroom	1/2	Full				
Master Bedroom		11'8x12'11				
Ensuite		Full				
Walk-In Closet		6'9x4'1				
Bedroom	15'2x19'5	10'3x10'9				
Bedroom		10'4x10'10				
Rec Room	15'2x21'2					
Foyer	15'3x13					
Laundry	15'2x14'6					
Storage	11x15'3					

A Beautiful much loved home with loads of updates on a private 3.63 acre lot in popular Gold Creek location. With a 28x26 detached shop with high ceilings, two 220 amp outlets, 100 amp panel, overhead gas heater, exhaust fan & window air conditioning and carport/woodshed. This spacious home is in move in condition with many updates throughout including interior/ exterior doors, trim, fixtures, flooring, paint. With over 1350 sq ft on each floor, this spacious home features an open floor plan with bright living room, dining area and lovely kitchen with oak cabinets, large island Corian countertops and stainless steel appliances. With a door leading to a spacious covered low maintenance deck with back yard private views. With 3 bedrooms on the main floor with bright master bedroom with spacious 3-pce ensuite. A full bath with granite countertops and air jet tub with tile surround. With a separate entrance into the large foyer into the basement, an energy efficient quality Blaze King wood stove is a huge asset. A large bedroom, rec room, laundry room with newer front loader washer and dryer , 2-pce bath and loads of storage. Nature at your doorstep with the private beautifully landscaped low maintenance yard with 2 chicken coops, feed shed, garden shed, garden boxes, deer fenced for pets, fire pit and more. Excellent well (22 GMP as per well log), updated septic system (2016), water softener (2017), deck (2020), reverse osmosis (2022), Metal roof (2008), 200 amp service 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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