



1201 10TH STREET S V1C 1T2

MLS® **2478387**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 1T2**
 Type **Single Family**
 Style/Stories **Rancher with Basement**
 Taxes **\$3,052 (2023)**
 Year Built **1972**
 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 **\$524,900**

Interior Information

Bedrooms **4** Bathrooms **2** Ensuite Elevator Suites Description
 Fireplace Type # of Fireplaces
 Interior Features **Jetted Tub**
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Washer, Stove**
 Flooring **Linoleum, Partial Carpet, Tile, Floor Vinyl**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt **5,662** Lot Width Includes Manufactured Home **No** Lot Depth Additional Dwelling YN **No**
 Lot Acres **0.13** Manufactured (MHR) No. Restrictions
 Foundation **Concrete** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Exterior Finish **Aluminum** CSA/BCE No. Local Government Levies **No Levies**
 Carport **Single** Parking Spaces Survey Cert Available YN **No**
 Structures **Deck, Patio(s), Shed** Construction **Frame - Wood** View
 Site Influence **Corner Site, Fully Landscaped, Level, Park Nearby, Flat Site, Fruit Trees, Easy Access, Family Oriented**
 Exterior Features **Deck(s), Patio(s), Garden**
 Parking Type **Carport Only, RV Parking**

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**

Rooms (Total Sqft: 2,390)

Legal & Mortgage

| | Down | Main | Up | Other | PID Number 013-073-923 | Legal LOT 5, PLAN NEP7862, DISTRICT LOT 32, KOOTENAY LAND DISTRICT |
|----------------|------------------|-------------------|----|-------|-------------------------------|---|
| Totals Sqft | 1,195 | 1,195 | | | Fin Statements Avail From | Type Of Lease |
| Kitchen | | 13'3x11'10 | | | Court Ordered Sale No | Fractional Interest YN No |
| Living Room | | 20'7x11'6 | | | Terms Of Sale | Fractional Interest Amount |
| Bedroom | 11'11x8'2 | 10'10x9'4 | | | | |
| Bedroom | | 9'5x11'6 | | | | |
| Bathroom | Full | Full | | | | |
| Master Bedroom | | 12'3x10'8 | | | | |
| Den / Office | 8'1x7'5 | | | | | |
| Family Room | 11'7x24'6 | | | | | |
| Workshop | 17'5x5'2 | | | | | |
| Laundry | 14'9x8'9 | | | | | |

A beautiful rare find is this one owner spacious bungalow with fully finished basement with lovely curb appeal. Full of heartfelt memories, this much loved beautiful home has had many updates in the past few years. With 3+1 bedrooms and 2 baths. A bright kitchen with charming custom built storage nooks and crannies with pull outs including large spice, tea and coffee racks. Lovely living room with large updated picture window, bedroom or den with glass french doors to private new cedar deck leading to lovely yard with stunning apple tree. Enjoy a soak in your deep jetted tub in the beautifully renovated 4 -pce main bath with double sinks and laundry chute leading to laundry for convenience. Fully finished basement with wet bar and wine fridge in built in bar area, 4th bedroom + den, renovated 3-pce bath with corner shower, bright laundry room with built in cabinets and loads of room for storage. With a workshop with built in air exhaust and workbench designed to store all your tools. Exterior and Interior have all been tastefully painted. Security system, 100 amp service and hot water heater replaced in 2018. With RV parking, attached single carport and storage shed. Quick possession Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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