



2103 VIDAMOUR ROAD V1C 6W2

MLS® **2479037**
 Major Area **Cranbrook Lakes**
 Sub Area **Cranbrook Periphery**
 City **Cranbrook**
 Postal Code **V1C 6W2**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,761 (2023)**
 Year Built **2000**
 Desc Of Year Built **Actual**
 Pets Allowed
 Rentals Allowed

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RR2**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Rural residential**
 First Nations Land YN **No**
 List Price **\$949,900**

Interior Information

Bedrooms **3** Bathrooms **3** Ensuite
 Fireplace Type **Electricity** # of Fireplaces **1** Elevator
 Suites Description
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Refrigerator, Washer, Water Cond/Softener, Stove**
 Flooring **Floor Vinyl**
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Separate Entrance, Walkout**

Exterior Information

Lot SqFt **149,410** Lot Width
 Lot Acres **3.43** Includes Manufactured Home **No** Lot Depth
 Foundation **Concrete** Manufactured (MHR) No. Additional Dwelling YN **No**
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Restrictions
 Carport CSA/BCE No. Roof **Metal**
 Structures **Deck, Fire Pit, Greenhouse, Outbuilding, Workshop** Parking Spaces Construction **Frame - Wood** Local Government Levies **No Levies**
 View Survey Cert Available YN **No**
 Site Influence
 Exterior Features **Fenced Yard, Deck(s), Garden, Hot Tub, Private Yard**

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**

Rooms (Total Sqft: 2,880)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 012-542-598	Legal LOT 2, PLAN NEP6775, DISTRICT LOT 3575, KOOTENAY LAND DISTRICT
Totals Sqft	1,440	1,440			Fin Statements Avail From	Type Of Lease
Kitchen		12'8x12'7			Court Ordered Sale No	Fractional Interest YN No
Dining Room		11'10x12'6			Terms Of Sale	Fractional Interest Amount
Living Room		16x13'10				
Master Bedroom		11'11x14'10				
Bedroom	13'7x11'5	11x10'1				
Bathroom	Full	Full				
Other		7'7x7'9				
Laundry		9'3x10'3				
Bathroom		1/2				
Rec Room	30x12					
Foyer	15'9x11'9					
Gym	11'4x9'2					
Storage	14'2x8'7					

A beautiful & much loved 3.43 acre property just minutes from downtown Cranbrook with fully renovated 2000 built home with detached +450 sq ft guest suite and a 30 x 40 gas heated garage/shop with 2-10 feet bay doors and 220 wiring. Enjoy driving into your private treed driveway surrounded by nature leading up to your circular driveway to your spacious 1440 sq ft bright bungalow with fully finished basement & outside basement entry. With an open floor plan with dream kitchen with loads of cabinets, lovely countertops, grey subway tile backsplash & newer slate appliances. Bright kitchen opens to dining area with door leading to large spacious deck partial wrap around deck with newer rails, staircase and space for dining/livingroom patio furnishing built-in hot tub & views of your private oasis. With a beautiful stone fireplace in the living area, large master bedroom with 2 closets with lovely organizers, spacious renovated bath with in-floor heat, large walk-in shower with glass doors & stone countertop vanity. With main floor laundry and large foyer with character barn door and additional 2-pce bath. Fully finished basement with large recreation room with WETT inspected wood stove, spacious bedroom, 4-pce bath, large foyer with work stations and door leading to beautifully landscaped yard. With a gym area with included NordicTrack tread mill and Inspire FT2 Training system. Newer UV water sanitizer treatment system, reverse osmosis, water softener, hot water heater, furnace. Fenced garden, greenhouse, ma... Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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