



25-2375 1ST STREET S V1C 6J7

MLS® **2477290**
 Major Area **Cranbrook**
 Sub Area **Cranbrook South**
 City **Cranbrook**
 Postal Code **V1C 6J7**
 Type **Half Duplex**
 Style/Stories
 Taxes **\$2,607 (2023)**
 Year Built **1994**
 Desc Of Year Built **Approximate**
 Pets Allowed **With Restrictions**
 Rentals Allowed **Yes**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R3**
 Zoning Type
 Zoning Sub Type **Cluster, Single family dwelling**
 First Nations Land YN **No**
 List Price **\$449,900**

Interior Information

Bedrooms **1** Bathrooms **1** Ensuite Suites Description
 Fireplace Type **Gas** # of Fireplaces **1** Elevator
 Interior Features
 Equipment/Appliances Included **Dishwasher, Disposal, Dryer, Garage Door Opener, Refrigerator, Washer, Stove**
 Flooring **Laminate, Floor Vinyl**
 Basement Description **Crawl**
 Basement Development **Unfinished**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces Survey Cert Available YN **No**
 Construction **Frame - Wood**
 View
 Site Influence **Corner Site, Level, No Thru Road, Paved Roads, Public Transit Nearby, Quiet Area, Recreation Nearby, Golf Nearby, Landscaped, Private Setting**
 Exterior Features **Deck(s)**
 Parking Type **Single garage, Addl Parking Avail, RV Parking, 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 **Forced Air**

Condo Information

Complex/Subdivision **Fairway Park Estates** Strata Fee **\$222.04** Units In Building **2**
 Units In Complex **30** Floors In Building **1** Laundry **In Unit**
 Strata Parking Type Strata Storage Type Strata Parking Stalls Num
 Gate Comm YN **Yes** Storeys In Unit **1**
 Strata Approval YN **No** Storage Locker YN **No**
 Strata Fee Includes **Management, Yard Maint., Contingency Reserve, Snow Removal, Trash Removal**
 Shared Amenities

Rooms (Total Sqft: 1,006)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 018-655-858
Totals Sqft		1,006			Legal STRATA LOT 11, PLAN NES137, DISTRICT LOT 35, 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
Kitchen		10'6x8'11			Fin Statements Avail From
Dining Room		11'1x12'7			Court Ordered Sale No Type Of Lease
Laundry		5'4x7'4			Terms Of Sale
Living Room		17x12'7			Fractional Interest YN No
Den / Office		11'6x9'7			Fractional Interest Amount
Master Bedroom		12'5x11'6			
Bathroom		Full			

A beautiful bright & quiet end unit surrounded by park-like garden/greenspace in popular Fairway Park Estates. With main floor living, this 1 bedroom + Den much loved unit has an open floor plan. With spacious foyer, dream oak kitchen with newer stainless steel appliances, large bright dining area with park views opening to lovely living room with sliders to private patio. Spacious master bedroom with double closet and access to a lovely 4-pce bathroom. With crawlspace and Attached garage with room for storage. Fairway Park Estates has many visitor parking spaces for additional parking, central location across from Cranbrook Golf Course and walking distance to Regional Hospital. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

Justine MacDonald - REALTOR®

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Royal LePage East Kootenay Realty

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#25-10th Avenue South Cranbrook V1C 2M9

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20-1800 2ND STREET N V1C 5A2

MLS® **2477260**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 5A2**
 Type **Townhouse**
 Style/Stories
 Taxes **\$2,389 (2023)**
 Year Built **1996**
 Desc Of Year Built **Approximate**
 Pets Allowed **With Restrictions**
 Rentals Allowed **Yes**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **R5**
 Zoning Type
 Zoning Sub Type **Medium density multiple family**
 First Nations Land YN **No**
 List Price **\$399,900**

Interior Information

Bedrooms **3** Bathrooms **3** Ensuite Elevator Suites Description
 Fireplace Type # of Fireplaces
 Interior Features
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Window Coverings, Stove**
 Flooring **Laminate, Linoleum, Partial Carpet**
 Basement Description **Full**
 Basement Development **Fully finished**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Structures Parking Spaces **2** Survey Cert Available YN **No**
 Construction **Frame - Wood**
 View
 Site Influence **Central Location, Downtown Core, No Thru Road, Park Nearby, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Nearby, Easy Access**
 Exterior Features **Deck(s)**
 Parking Type **Single garage, Attached, Stall**

Services

Water Supply **No Water Supply** Sewer Type **Sewer** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity**
 Heating/Cooling **Electric Baseboards**

Condo Information

Complex/Subdivision **Balment Gardens** Strata Fee **\$294.33** Units In Building **10**
 Units In Complex **30** Floors In Building **3** Laundry **In Unit**
 Strata Parking Type **LCP - Limited Common Property** Strata Storage Type
 Stores In Unit **3** Strata Parking Stalls Num
 Gate Comm YN **No** Storage Locker YN **No**
 Strata Approval YN **No**
 Strata Fee Includes **Management, Caretaker, Bldg. Insurance, Yard Maint., Water, Contingency Reserve, Sewer, Snow Removal, Trash Removal**
 Shared Amenities

Rooms (Total Sqft: 1,544)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 023-480-912
Totals Sqft	516	516	512		Legal STRATA LOT 21 DISTRICT LOT 4 KOOTENAY DISTRICT STRATA PLAN NES212 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 Fin Statements Avail From Type Of Lease Court Ordered Sale No Fractional Interest YN No Terms Of Sale Fractional Interest Amount
Kitchen		7'6x14'10			
Dining Room		7'11x8			
Living Room		11'3x14'11			
Bathroom	Full	1/2	Full		
Rec Room	11'3x14'7				
Den / Office	7'9x7				
Laundry	6'8x12				
Master Bedroom			10'11x12'5		
Bedroom			7'7x9'10		
Bedroom			7'11x10'11		

A beautiful and much loved updated 3 bedroom, 3 bath end unit townhouse with attached single garage, large private deck and front yard patio. With an open floor plan and tasteful quality finishing throughout, enjoy your newer kitchen with large island with butcher block countertop on raised breakfast bar, stainless steel appliances, loads of cabinetry and cozy breakfast nook. A bright living area and spacious dining room with sliders to a 2 tiered private partially covered deck. With 3 bedrooms upstairs with spacious full bath, fully finished basement with newer lovely 3-pce bath, large rec room and laundry room with built-in pantry, front loaders (2 years old), sink with tiled backsplash. Electrical upgrade (2020), Hot water heater (approx 7 years). This lovely unit has also had updates on trim, fixtures, interior pain and interior doors. Roof is 5 years old. Listed By: Royal LePage East Kootenay Realty

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