

Presented by:
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Cranbrook, Cranbrook South Residential Attached
216 1004 N 23RD AV, V1C 6P9 MLS# K192767 **Active**



List Price:	\$182,900	Previous Price:	
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1995
Depth/Size:		Age at List Date:	15
Lot SqFt:	0	Bedrooms:	2
Exposure:		Bathrooms:	2
Stories in Bldg:		Full Baths:	1
Flood Plain:		Half Baths:	1
Meas. Type:		Tax Incl Utilities:	No
Fixtures Lsd:		PID:	023-503-033
Fixt Removed:		Type:	Townhouse
View:		Zoning:	R6
		Taxes:	\$1,074 (2009)
		Gst Incl:	
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Visitor Parking, Other		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal				
Renovations:		Reno Year:		Dist to School/Bus:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Units in Development:		Total Units in Strata:	
Water Supply:	City/Municipal	Locker:	Yes		
Heat/Fuel:	Baseboard, Electric	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Registered Owner		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
Mngmt Co:	COLYVAN PACIFIC	Property Disclosure:	N - OWNER NEVER LIVED IN UNIT		
Mngmt Ph:	877-859-2225	Bylaw Restrictions:	Rentals Allowed, Pets Allowed w/Rest.		
	Maint Fee: \$144.12				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Snow removal

Legal: PL NES213 LT 25 DL 25 LD 26 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: None
 Features Incl:

Site Influences: Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 13'						
Main F.	Kitchen	9' X 9'						
Main F.	Dining	5' X 6'						
Above	Master Bedroom	9' X 12'						
Above	Bedroom	9' X 12'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	470	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	470	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	940	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	940			8	

Listing Broker(s): (1) Royal LePage East Kootenay R/E

First time home buyers or retirees take note! Well maintained 2 bed, 1.5 bath townhouse in central location. Living room has balcony, adjoining dining room and cozy natural gas fireplace. Bright kitchen. Powder room on main floor and 4 pce bath upstairs. Two spacious bdrms and in suite laundry. Townhouse is within walking distance to schools, hospital, shopping, restaurants, and many other amenities.