


# WELCOME TO 1313 S 14 ST

Cranbrook, Cranbrook South (K11) **MLS# K169020** Residential Detached **Active**  
**1313 S 14TH ST**

	List Price: <b>\$449,900</b>	Days on Mkt: <b>10</b>
	List Date: <b>31-Mar-08</b>	Expiry Date: <b>30-Jun-08</b>
Previous Price: <b>\$449,900</b>	Complex/Subdiv: <b>SOUTHVIEW</b>	Postal Code: <b>V1C 5E8</b>
Original Price: <b>\$449,900</b>	Frontage: <b>Feet</b>	PID: <b>009-983-261</b>
Meas Type: <b>Feet</b>	Frontage Metric: <b>Feet</b>	Approx Yr Bilt: <b>1978</b>
Depth/Size: <b>0</b>	Bedrooms: <b>4</b>	Age at List Date: <b>30</b>
Lot Area SqFt: <b>0</b>	Bathrooms: <b>3</b>	Type: <b>HOUSE</b>
Rear Yard Exp: <b>South</b>	Full Baths: <b>3</b>	Zoning: <b>RES-1</b>
Flood Plain: <b>No</b>	Half Baths: <b>0</b>	Taxes: <b>\$3,172 / 2007</b>
Serv Connected: <b>Community</b>	View: <b>Yes- FISHER PEAK</b>	If New GST Incl: <b>No</b>
		Tax Incl Utilities: <b>N</b>

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Carport; Multiple</b>	
Exterior: <b>Vinyl</b>	Dist to Public Trans: <b>1</b>	Dist to School Bus: <b>4</b>
Rainscreen:	Possession:	
Type of Roof: <b>Asphalt</b>	Title to Land: <b>Freehold NonStrata</b>	
Renovations:	Seller's Interest: <b>Registered Owner /</b>	
Flooring: <b>Laminate/ Wall/Wall/Mixed</b>	Mortgage Info: <b>0 /</b>	
Water Supply: <b>City/Municipal</b>	Property Disclosure: <b>Y</b>	
Heat/Fuel: <b>Forced Air / Natural Gas</b>	Roughed in Plumb:	
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Fenced Yard / Patio(s) &amp; Deck(s)</b>	Fixtures Removed: <b>No</b>	
Pad Rental:		
Out Buildings:		

Legal: **PL 10531 LT 12 DL 3911 LD 26 PID.**  
 Amenities: **Air Cond./Central, Garden, Storage**  
 Features Incl: **Dishwasher, Drapes/Window Coverings, Fireplace Insert, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground, Storage Shed**  
 Site Influences: **Paved Road, Private Yard, Treed**  
 Municipal Charges:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 17'	Below	Recreation Room	15' X 16'			X
Main F.	Kitchen	10' X 16'	Below	Other	12' X 14'			X
Main F.	Dining	10' X 11'	Below	Storage	19' X 19'			X
Main F.	Family Room	11' X 16'	Below	Bedroom	11' X 11'			X
Main F.	Master Bedroom	12' X 16'	Below	Office	9' X 16'			X
Main F.	Bedroom	9' X 10'						X
Main F.	Bedroom	9' X 10'						X
Main F.	Entrance Hall	6' X 7'						X
Main F.	Other	11' X 11'						X
Main F.	Walk-In Closet	6' X 7'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>	
Main Floor Area: <b>1,864</b>	Total # Rooms: <b>15</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>	
Finished Floor Up: <b>0</b>	# Kitchens: <b>1</b>	2 <b>4 Piece; Ensuite: Y; Level: Main F.</b>	
Finished Floor Down: <b>0</b>	Finished Levels: <b>2</b>	3 <b>3 Piece; Ensuite: N; Level: Bsmt</b>	
Finished Floor Bsmt: <b>1,720</b>	Crawl/Bsmt Height: <b>4</b>		
Total Finished Floor: <b>3,584</b>	Basement Area: <b>Full</b>		
Unfinished Floor: <b>0</b>	Suite: <b>None</b>		
Grand Total Floor Area: <b>3,584</b>			

Listing Broker 1: **Royal LePage East Kootenay R/E** **250-426-8211** Appointments: **Phone L.R. First**  
 Listing Sales Rep 1: **Doug Perry** [mail@douglasrperry.com](mailto:mail@douglasrperry.com) **250-489-9769** For Appts Call: **DOUG OR VIRGINIA**  
 Listing Sales Rep(s): **(2) Virginia Spring** **250-581-0098** Appointment Ph: **250-426-8211**  
 Listing Broker 2: **Royal LePage East Kootenay R/E** **250-426-8211**  
 Selling Broker(s): **Occupancy: Owner**  
 Selling Sales Rep(s):  
 Owner: **Irene and Robert Sheffield**  
 Commission: **3.0%/100 + 1.5%/BAL**

Realtor Remarks:  
  
 A beautifully maintained home offering a bright open floor plan & located in one of Cranbrook's most desirable communities. The kitchen & family room enjoy a south backyard with french doors to the large deck & beautifully landscaped yard. Enjoy entertaining in the formal living room with gas fireplace & dining room with built-in cabinetry. The master bedroom has 4pc ensuite with glass doors to a private hottub setting! A fully dev'd basement with 4th bedroom down, 3pc bath & rec room with direct access to outside carport. This fabulous executive/family home comes with air conditioning & underground sprinkler system.

RED Full Realtor The enclosed information while deemed to be correct, is not guaranteed. 10-Apr-08 03:48 PM



A beautifully maintained home located in one of the most desirable neighbourhoods in Cranbrook. Showing pride of ownership in each and every detail, this 1864+ sq. ft. bungalow offers 3 generous sized bedrooms, an open floor plan with main floor family room, a formal livingroom with gas fireplace & dining room with built-in hutch/cabinetry. The well appointed kitchen & family room are bathed in sunshine enjoying a fabulous sunny south back yard with french door access from the family room. The master bedroom has a 4-pc ensuite & walkin closet with glass doors to a private and enclosed hot tub area. The basement is fully developed offering a 4th bedroom, 3-pc bath, 2nd family room and office space, with direct access to the outside carport area. A gorgeous home complete with air conditioning & underground sprinkler system. **Offered at \$449,900**

*Proudly presented by*  
**VIRGINIA SPRING & DOUG PERRY**

Royal LePage East Kootenay Realty  
 25-10 Avenue S  
 Virginia cell: **581-0098**  
 Doug's cell: **489-9769**  
 Toll: 1-877-420-2369



Enjoy the bright and open kitchen with a view into the family room.



Family room...

With garden door access to sunny backyard.



Formal living room with gas fireplace.

Step up from living room to dining area.



The master bedroom has 4 piece ensuite with glass doors to a private hot tub setting!



Downstairs development complete with rec room, fourth bedroom, 3-pc bath, extra space for office or workout area.



The grounds.