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5805 KENNEDY Road , Cranbrook, V1C 7C1

MLS® #: **2433951**
Major Area: **Cranbrook Lakes**
Sub Area: **Cranbrook Periphery**

Status:

PID: **016-470-389**

Add PID:



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **Rancher w/Bsmnt**
Add'l Dwelling: **Yes**

Year Built: **0**
Year Blt Dsc: **Unknown/Mix**
Shop/Den: **-/-**
Year Reno'd:

Layout

Beds: **2**
Full Baths: **1**
Half Baths: **1**
En Suite: **No Ens. Baths**
Ttl Baths: **2**

Finished Floor Area

Main: **1363**
Above Main:
Below Main: **1373**
Basement:
Total: **2,736**

Unfinished SqFt

Total:

Lot Information

Frontage:
Depth:
Irregular:
Acres: **40.74**
Wtr Frnt:
Wtr Infl:
View:

Parking

Prk Cov: **2**
Prk Uncov: **4**
Prk Spcs:
Grg Opt: **Double**
Grg Dsc: **Attached**
Grg Dimen: 22'7X26'8

RV Park: **Yes**
Add Prk: **Yes**
Carport:

Mountain View, View

Features

Wood Stove:
Rentals: **Not Applicable**
Fireplace: **3, Gas, Conventional, Insert**
Construct: **Brick**
Foundation: **Concrete**
Exterior Fin: **Aluminum**
Water: **Well**
Pool Type:
Flooring: **Carpet - Wall-to-Wall, Linoleum**
Interior Feat: **Island**
Site Infl: **Airport Nearby, Easy Access, Flat Site, Golf Nearby, Hobby Farm, Level, Quiet Area, Recreation Nearby, Recreational, Rural Setting, Schools Nearby, Shopping Nearby, Ski Area Nearby, Treed Site**

Univ. Access:
B&B:
Bsmt: **Full/Separate Entrance, Walkout/Partially Finish**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc:
Heat/Cool: **Hot Water, In-Floor - Water**
Fuel: **Natural Gas**
Sewage: **Septic**

Gated:

Pets: **Yes**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Foyer	L1	15'11X10'9	Kitchen	L1	13'10X12'1	Dining Room	L1	10'9X9'
Living Room	L1	18'8X12'6	Master Bedroom	L1	13'9X10'11	Bedroom	L1	11'4X10'4
Bathroom - Full	L1	9'4X9'	Family Room	B	26'8X22'1	Rec Room	B	22'6X10'7
Laundry	B	11'9X9'11	Bathroom - Half	B	1'X1'	Utility	B	7'3X7'2

Finance/Tax

First Nations Land: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **DL: 11567 LD: 26 Kootenay Legal FForm: Except Plan 14263.**

LR Owner: **No**
Terms Sale:
Trades Desc:
Taxes: **\$3,043.12**
Tax Yr: **2018**

Remarks

Dtl Loc: **Turn right off highway (from Cranbrook to Kimberley) onto Kennedy Road. End of Kennedy Road you will see Sandy Smith sign. Driveway to the left.**
Public Remarks: **Minutes to Cranbrook, beautiful 40 acres with well built 2700 sq ft European influenced bungalow home. With a beautiful setting with mountain views, this property features a spacious family home plus an additional farmhand/ guesthouse residence privately situated on the property. The main house features 2 bedrooms on the main with 3rd or 4th bedroom potential in the basement, spacious and quality built kitchen with an abundance of counter tops, centre island, dining area with built in cabinetry. Living room with large windows with stone wall featured fireplace. Circular staircase leading to a large open basement with windows, laundry, 2 pce bathroom, large access doors to wide concrete access space leading outside. Double attached garage. Farmhand/ guesthouse features one bedroom, open floor plan between the dining and living room space, 3 pce updated bathroom, & charming front porch. 40 acres with more than half the space being flat and used for equestrian activities. Approx 20 stables in two separate structures. Some fencing in good shape, some needing TLC. Previously used race track with bleacher & fencing. Property features a new hot water heat system in 2018, 200 amp electrical service, new roof in 2017, new septic system in 2018.**

Sold Information

Sold Price:
Listing Office: **Royal LePage East Kootenay Realty**

Sold Reported Date:

Additional Photos