

9476 MOYIE SHORES Estates , Moyie, V0B 2A0

MLS® #: **2429684**
 Major Area: **Cranbrook Lakes**
 Sub Area: **Moyie Lake**

Status: **Active**

PID: **024-244-716**
 Add PID:

General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family w/Acreage**
 Style/Story: **Rancher w/Bsmnt**
 Add'l Dwelling: **No** Includes MH: **No**
 Year Built: **2012**
 Year Blt Dsc: **Approximate**
 Shop/Den: **-/-**
 Year Reno'd:

Layout

Beds: **3**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **No Ens. Baths**
 Ttl Baths: **2**

Finished Floor Area

Main: **1314**
 Above Main:
 Below Main:
 Basement: **907**
 Total: **2,221**

Unfinished SqFt

Total:

Lot Information

Frontage: **280**
 Depth:
 Irregular:
 Acres: **1.27**
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

Prk Cov: **2**
 Prk Uncov:
 Prk Spcs:
 Grg Opt: **Double**
 Grg Dsc: **Attached**
 Grg Dimen: **19'X19'5**

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

Features

Wood Stove: **Yes** ByLaws Avl:
 Rentals: **Not Applicable** Univ. Access:
 Fireplace: **3, Gas, Wood, Free-standing Metal** B&B: **No** Gated:
 Construct: **Frame - Wood** Bsmnt: **Full/Separate Entrance/Fully Finished** Pets: **N/A**
 Foundation: **Concrete** Roof: **Metal**
 Exterior Fin: **Wood Siding** Suites Dsc:
 Water: **Co-operative** Heat/Cool: **Electric Baseboards, Stove**
 Pool Type:
 Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings** Fuel: **Electricity, Mixed, Propane, Wood**
 Flooring: **Carpet - Partial, Laminate, Tile** Sewage: **Septic**
 Structures: **Deck, Fire Pit, Patio(s), Shed, Sundeck**
 Exterior Feat: **Balcony - 1, Deck(s), Hot Tub, Patio(s)**
 Interior Feat: **Vacuum Built-In**
 Site Infl: **Airport Nearby, Easy Access, Golf Nearby, Park Nearby, Paved Roads, Quiet Area, Recreation Nearby, Recreational, Rural Setting, Shopping Nearby, Ski Area Nearby, Storage, Treed Site, Waterfront, Wharf**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	19'X15'6	Kitchen	L1	18'1X7'	Dining Room	L1	15'X8'5
Master Bedroom	L1	14'11X10'10	Family Room	L1	19'X14'	Bathroom - Full	L1	8'8X7'7
Laundry	L1	10'5X5'1	Bedroom	B	17'9X15'3	Bedroom	B	14'8X10'4
Bathroom - Full	B	9'1X8'3	Wine Cellar	B	1'X1'			

Finance/Tax

First Nations Land: **No** LR Owner: **No** Taxes: **\$4,106.32** Tax Yr: **2017**
 Title Held: **Freehold** Terms Sale:
 Trades: Trades Desc:
 Legal Dsc: **Lot: 75 DL: 3039 Plan: NES40 LD: 26 Kootenay Legal FForm: TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Remarks

Public Remarks: **Exceptional 2012 built year-round cabin in prestigious Moyie Shores Estates. Prime location on base of peninsula giving access to private waterfront and only a few steps away from a second waterfront community space. This once in a lifetime property boasts 1.27 acres & 280 ft of prime waterfront w/ memorable front wrap around lake view deck. Privacy, nature, peace & relaxation in these stunning surroundings. Cozy cabin feel in this exceptional home w/ 2 gas free standing fireplaces, 1 wood stove, metal roof, 2X6 construction, & 5 large decks giving the unique opportunity to enjoy the sun down to dusk. Main floor hosts the updated kitchen w/ abundance of cupboard space, dining area w/ surrounding windows to enjoy the waterfront view, vaulted ceilings in both the large living room (complete with wood burning stove) & family room leading to two private decks. Option to use family room as a future grand master bedroom. Also upstairs - laundry room & full 4 pce bath. Basement w/ 2 additional bedrooms, full bathroom w/ sauna, wine storage & plenty of extra sleeping space for guests. Loads of storage in both insulated double garage & storage space under deck. Additional fully equipped in law bunk house w/ kitchen, power, & propane gas stove. This stunning property also features hot tub overlooking beautiful Moyie Lake, driving access to the water, & extra parking. Estate community includes private boat launch, marina, superior community water system, beaches, & beautiful common areas**

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

Additional Photos