

# \$755,000 - 2000 3/95 Highway, Cranbrook

MLS® #2479349

**\$755,000**

3 Bedroom, 3.00 Bathroom, 2,374 sqft

Single Family on 12.45 Acres

CRANL Cranbrook Periphery, Cranbrook, British Columbia

Welcome to this Extraordinary Hobby Farm Opportunity with Bonus Highway Billboard Revenue! With 12.45 acres, located just south of Cranbrook city limits, this property has everything you've been waiting for AND MORE! A rare opportunity to embrace a lifestyle enriched by the beauty of rural living with the benefit of a short minutes' drive to all amenities Cranbrook has to offer. This beautiful 3 bedroom, 3 bath, 2 storey home is complete with an upper deck off the master bedroom and a lower deck off the kitchen/dining area for enjoying the stunning mountain views. Construction is 2x10 and 2x6 walls, new appliances 2 yrs ago, certified wood stove, 200 amp service, 48' deep well @ 19 gpm. Basement is unfinished with a separate walkout entrance for suite potential and also includes a hydroponics room to grow your own vegetables! This property boasts a variety of outbuildings which include a 21'x27' garage, 10'x12' workshop/shed, 12'x20' chicken coop with power, (2) feed sheds, pig pen, wood shed and a 9'x10' greenhouse surrounded by approx. 100'x100' fenced garden area, & RV parking. Property has (4) highway frontage billboards bringing annual lease revenue! Enjoy the peach, plum & apple trees, water rights to Jim Smith Creek all while being surrounded by wildlife and the amazing mountain views! Don't miss this exclusive opportunity, call your Realtor today! (id:6289)



Built in 1994

## Essential Information

Listing #	2479349
Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,374
Acres	12.45
Year Built	1994
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	2000 3/95 Highway
Subdivision	CRANL Cranbrook Periphery
City	Cranbrook
Province	British Columbia
Postal Code	V1C6X9

## Amenities

View	Mountain view
Is Waterfront	Yes
Waterfront	Waterfront on creek

## Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Baseboard heaters, Forced air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood

## Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office

MaxWell Rockies Realty



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