

**3520 MOUNT ROYAL DRIVE V1C 4H5**MLS® **2463318**

Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 Postal Code **V1C 4H5**
 Type **Lots/Acreage**
 Style/Stories
 Taxes **\$1,771 (2021)**
 Province **BC**
 City **Cranbrook**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **R1**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$149,900**

Exterior Information

Lot SqFt **23,086**
 Lot Acres **0.53**
 Number of Parcels
 Roads **Paved**
 Local Government Levies **No Levies**
 Cultivated Area
 Exterior Features

Lot Width
 Parking Type
 Carport
 View **Mountain View**
 Signs Canopies
 Treed Area

Lot Depth
 Parking Spaces
 Fencing
 Security Detectors
 Cleared Area
 First Nations Land YN **No**

Services

Water Supply **Municipal**
 Cable TV Service **At Lot Line**
 Gas Service **At Lot Line**

Sewer Type **Sewer**
 Telephone Service **At Lot Line**
 Power Service **At Lot Line**

Sewer Service **At Lot Line**
 Water Service **At Lot Line**

Legal & Mortgage

PID Number **027-400-255**
 Legal **Lot 14, Plan NEP85901, District Lot 2872, Kootenay Land District**
 Fin Statements Avail From
 Court Ordered Sale **No**
 Terms Of Sale

Type Of Lease
 Fractional Interest YN **No**
 Fractional Interest Amount

Build your dream home among other beautiful homes on this stunning .528 mountain view lot located in desirable Mount Royal Estates. Walking distance to Cranbrook Community Forest. With a driveway already accessing building site. Topographic Survey has already been completed and house plans designs for approx 4000 sq ft home are available for anyone interested in building their dream home. Building scheme on file Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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