



193 SHADOW MOUNTAIN BOULEVARD V1C 0C6

MLS# 2467814	Status Active
Major Area Cranbrook	Possession
Sub Area Cranbrook North	Title Freehold
City Cranbrook	Title Form Bare Land Strata
Postal Code V1C 0C6	Zoning Code CD-3
Type Single Family	Zoning Type
Style/Stories	Zoning Sub Type Comprehensively planned dev
Taxes \$4,602 (2022)	First Nations Land YN No
Year Built 2021	List Price \$749,900
Desc Of Year Built Actual	
Pets Allowed Yes	
Rentals Allowed Yes	

Interior Information

Bedrooms 4	Bathrooms 3	Ensuite 1	Suites Description
Fireplace Type Gas	# of Fireplaces 1	Elevator	
Interior Features Island, Pantry			
Equipment/Appliances Included Dishwasher, Dryer, Microwave Oven, Refrigerator, Washer, Stove			
Flooring Floor Vinyl, Porcelain Tile			

Exterior Information

Lot SqFt 12,632	Lot Width	Lot Depth
Lot Acres 0.29	Includes Manufactured Home	Additional Dwelling YN No
Foundation Concrete	Manufactured (MHR) No.	Restrictions
Exterior Finish Stone, Hardie Board	Tech Safe BC No./CSA No.	Roof Asphalt/Fibreglass Shingles
Carport	CSA/BCE No.	Local Government Levies Pending
Structures	Parking Spaces 4	Survey Cert Available YN No
	Construction Frame - Wood	
	View Lake View, Mountain View	
Site Influence		
Exterior Features Deck(s), Patio(s)		
Parking Type Double garage, Attached		

Services

Water Supply Municipal	Sewer Type Other (See Remarks)	Sewer Service
Cable TV Service	Telephone Service	Water Service
Gas Service	Power Service	Fuel Natural Gas
Heating/Cooling Forced Air		

Condo Information

Complex/Subdivision	Strata Fee \$190	Units In Building
Units In Complex	Floors In Building	Laundry
Strata Parking Type	Strata Storage Type	Strata Parking Stalls Num
Gate Comm YN No	Storeys In Unit	
Strata Approval YN Yes	Storage Locker YN	
Strata Fee Includes Management, Contingency Reserve, Road Maintenance, Sewer, Snow Removal		
Shared Amenities		

Rooms (Total Sqft: 2,608 / Unfin Sqft: 0)

Legal & Mortgage

	Down	Main	Up	Other	PID Number 028-126-602
Totals Sqft	1,304	1,304			Legal Strata Lot 90, Plan EPS136, District Lot 5267, Kootenay Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V & AN UNDIVIDED 1/918 SHARE IN LOT 1, PL EPP4579 (SEE PL EPP4579 AS TO LIMITED ACCESS)
Living Room		18'10x17'3			Fin Statements Avail From
Dining Room		12'1x10			Court Ordered Sale No
Kitchen		12'1x9'9			Terms Of Sale
Master Bedroom		12'8x11'11			Type Of Lease
Ensuite		Full			Fractional Interest YN No
Bedroom	14'5x11'9	9'11x11'10			Fractional Interest Amount
Bathroom	Full	Full			
Games Room	16'6x15'3				
Rec Room	22'3x15'3				
Bedroom	14'5x11'11				

With gorgeous views backing onto a 6 acre lake and 15th fairway in Cook Carleton designed Championship Golf Course in the Residences of Shadow Mountain Development is this beautiful quality built spacious bungalow with full daylight basement situated on a .291 acre beautifully landscaped low maintenance lot. With open floor plan and lovely vaulted ceilings throughout main floor, this stunning home features dream kitchen with large island, granite countertops, stainless steel appliances, deep pot drawers and quality cabinetry which opens to dining area with sliders to large covered deck with stunning lake views. Beautiful stone fireplace in living room, lake views from bright master bedroom with walk in closet and 4-pce ensuite with porcelain tiles and large shower. With 2 bedrooms on each level, the basement has 9 ft ceilings with open Recreation and games room with built-in granite wet bar with stainless wine cooler. Sliders to concrete covered patio with again breathtaking lake and golf course views. With custom blinds, central air and oversized 25x26 attached garage. NO GST Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

SANDY SMITH - REALTOR®

📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 http://www.sandysmithproperties.com

Royal LePage East Kootenay Realty

📞 250-426-8211 📠 250-426-6270 ✉️ info@ekrealty.com 🌐 http://www.ekrealty.com

#25-10th Avenue South Cranbrook V1C 2M9

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East Kootenay Realty