



**161 THE WHINS V1C 0B4**

MLS® **2476445**  
 Major Area **Cranbrook**  
 Sub Area **Northwest Cranbrook**  
 City **Cranbrook**  
 Postal Code **V1C 0B4**  
 Type **Single Family**  
 Style/Stories **Rancher with Basement**  
 Taxes **\$4,844 (2023)**  
 Year Built **2009**  
 Desc Of Year Built **Approximate**  
 Pets Allowed **With Restrictions**  
 Rentals Allowed **With Restrictions**

Status **Active**  
 Possession  
 Title **Freehold**  
 Title Form **Strata**  
 Zoning Code **CD1**  
 Zoning Type **Residential-Low Density**  
 Zoning Sub Type **Comprehensively planned dev**  
 First Nations Land YN **No**  
 List Price **\$979,900**

**Interior Information**

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description  
 Fireplace Type **Gas** # of Fireplaces **1** Elevator  
 Interior Features **Hardwood Flooring, Island, Pantry, Vacuum Roughed In**  
 Equipment/Appliances Included **Dishwasher, Dryer, Microwave Oven, Refrigerator, Washer, Window Coverings, Stove**  
 Flooring **Hardwood, Partial Carpet, Tile**  
 Basement Description **Full**  
 Basement Development **Fully finished**

**Exterior Information**

Lot SqFt **6,098** Lot Width Includes Manufactured Home Lot Depth  
 Lot Acres **0.14** Manufactured (MHR) No. Additional Dwelling YN **No**  
 Foundation **Concrete** Tech Safe BC No./CSA No. Restrictions  
 Exterior Finish **Stone, Stucco** CSA/BCE No. Roof **Asphalt/Fibreglass Shingles**  
 Carport Parking Spaces Local Government Levies **No Levies**  
 Structures Construction **Frame - Wood** Survey Cert Available YN **No**  
 View **Mountain View**  
 Site Influence  
 Exterior Features **Patio(s), Private Yard**  
 Parking Type **Double garage, Attached**

**Services**

Water Supply **Municipal** Sewer Type **Sewer** Sewer Service  
 Cable TV Service Telephone Service Water Service  
 Gas Service Power Service Fuel **Natural Gas**  
 Heating/Cooling **Central Air, Forced Air, In-Floor (Electric)**

**Condo Information**

Complex/Subdivision **The Whins** Strata Fee **\$90** 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 **No** Storage Locker YN  
 Strata Fee Includes  
 Shared Amenities

**Rooms (Total Sqft: 2,560)**

**Legal & Mortgage**

	Down	Main	Up	Other
Totals Sqft	<b>1,081</b>	<b>1,479</b>		
Foyer		<b>5'7x8'6</b>		
Den / Office		<b>12'3x11'6</b>		
Laundry		<b>6'5x8'9</b>		
Bathroom	<b>Full</b>	<b>1/2</b>		
Kitchen		<b>9'8x15'5</b>		
Dining Room		<b>11'4x13'1</b>		
Living Room		<b>14'4x12'10</b>		
Master Bedroom		<b>16'6x14'1</b>		
Ensuite		<b>Full</b>		
Walk-In Closet		<b>5'11x6'10</b>		
Bedroom	<b>13'2x10</b>			
Bedroom	<b>11'8x10'2</b>			
Rec Room	<b>16x21'1</b>			
Storage	<b>6'5x12'6</b>			
Utility	<b>6'6x13</b>			

PID Number **027-472-027**  
 Legal **STRATA LOT 20, PLAN NES3429, DISTRICT LOT 2870, 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 1/569 SHARE IN LOT 12 PL NEP86333 (SEE PL AS TO LIMITED ACCESS)**  
 Fin Statements Avail From  
 Court Ordered Sale **No** Type Of Lease  
 Terms Of Sale Fractional Interest YN **No**  
 Fractional Interest Amount

**Experience a luxury lifestyle in this quality built executive dream home located in the prestigious Wildstone Development - site of Gary Player's first Canadian Golf course. With stunning curb appeal and beautiful low maintenance landscaping, this outstanding home is backing onto green space overlooking the 5th tee box from your private back yard patio. With beautiful 21 ft vaulted ceiling in this spacious bungalow, this lovely home features an open floor plan on the main floor with floor to ceiling picture windows and hardwood and tile flooring throughout. Enjoy entertaining in your dream kitchen with beautiful granite countertops, large island, stainless steel appliances and loads of cabinetry. Spacious dining area with french doors to large aggregate patio with golf course views. With vaulted ceilings in the great room with beautiful stone fireplace. The bright master bedroom has soaring vaulted ceiling and floor to ceiling windows with door again leading to back yard patio with golf course views, walk in closet & beautiful 5-pce ensuite with in-floor heat, tiled large walk in shower & amazing soaker tub. Main floor also features a den or second bedroom and laundry on the main floor. Fully finished basement with 9 ft ceilings & in-floor heat featuring large recreation room, 2 bedrooms, full bath and loads of storage. With a large aggregate driveway, stunning entrance and Rocky Mountain views, this outstanding property is just minutes away from North Star Rails to Trails, 25km of biking/running trails. Listed By: Royal LePage East Kootenay Realty**



This listing information is provided to you by:

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