



237 BOULDER CREEK V1C 0B4

MLS® **2474775**
 Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 City **Cranbrook**
 Postal Code **V1C 0B4**
 Type **Townhouse**
 Style/Stories
 Taxes **\$5,460 (2023)**
 Year Built **2009**
 Desc Of Year Built **Approximate**
 Pets Allowed **Not Applicable**
 Rentals Allowed **Not Applicable**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Strata**
 Zoning Code **CD1**
 Zoning Type **Recreational, Residential-Low Density**
 Zoning Sub Type **Comprehensively planned dev, Duplex, Residential**
 First Nations Land YN **No**
 List Price **\$714,800**

Interior Information

Bedrooms **3** Bathrooms **3** Ensuite **1** Suites Description
 Fireplace Type # of Fireplaces Elevator
 Interior Features
 Equipment/Appliances Included
 Basement Description **Full**
 Basement Development **Fully finished**
 Basement Features **Walkout**

Exterior Information

Lot SqFt Lot Width Lot Depth
 Lot Acres Includes Manufactured Home Additional Dwelling YN **No**
 Foundation **Concrete** Manufactured (MHR) No. Restrictions
 Exterior Finish **Stone, Composite Siding** Tech Safe BC No./CSA No. Roof **Asphalt/Fibreglass Shingles**
 Carport CSA/BCE No. Local Government Levies **No Levies**
 Water Influence **Pond** Parking Spaces Construction **Frame - Wood** Survey Cert Available YN **No**
 Structures View **View**
 Site Influence **Cablevision Available, Corner Site, Fully Landscaped, No Thru Road, Paved Roads, Quiet Area, Golf Nearby, Landscaped, Shopping Nearby, Cul-De-Sac, Park Setting, Recreational, High Speed Internet**
 Exterior Features **Balcony - 1**
 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 (Water)**

Condo Information

Complex/Subdivision **Boulder Creek/Wildstone** Strata Fee **\$450** Units In Building **2**
 Units In Complex **43** Floors In Building **1** Laundry **In Unit**
 Strata Parking Type **LCP - Limited Common Property** Strata Storage Type Strata Parking Stalls Num
 Storeys In Unit **1**
 Gate Comm YN **No** Storage Locker YN **No**
 Strata Approval YN **Yes**
 Strata Fee Includes **Management, Bldg. Insurance, Yard Maint., Contingency Reserve, Road Maintenance, Snow Removal, Trash Removal**
 Shared Amenities **Bar-B-Que Allowed**

Rooms (Total Sqft: 2,526)

Legal & Mortgage

| | Down | Main | Up | Other | PID Number | Legal |
|----------------|---------------------|------------------|----|-------|----------------------------------|---|
| Totals Sqft | 1,243 | 1,283 | | | 027-958-001 | STRATA LOT 20, DISTRICT LOT 2870, KOOTENAY LAND DISTRICT, STRATA PLAN EPS76 AND AN UNDIVIDED 1/569 SHARE IN LOT 12 PLAN NEP86333 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (SEE PLAN AS TO LIMITED ACCESS) |
| Den / Office | | 9x9'5 | | | Fin Statements Avail From | |
| Bathroom | Full | Full | | | Court Ordered Sale No | |
| Laundry | | 9'3x74'11 | | | Terms Of Sale | |
| Master Bedroom | | 15'8x12 | | | Type Of Lease | |
| Ensuite | | Full | | | Fractional Interest YN No | |
| Living Room | | 11'3x16'1 | | | Fractional Interest Amount | |
| Kitchen | | 13'7x11'4 | | | | |
| Family Room | 15'10x113'11 | | | | | |
| Rec Room | 20x15'6 | | | | | |
| Bedroom | 12'2x11'2 | | | | | |
| Bedroom | 11'11x10'7 | | | | | |

Welcome to your dream home nestled in a quiet cul-de-sac in the prestigious Wildstone Golf Course development. This exquisite quality built 3-bedroom + den, 3-bathroom residence offers a perfect blend of sophistication, comfort, and a prime location looking over the 6th green with beautiful water feature and mountain views. Immerse yourself in the elegance of this well-designed home, featuring spacious living areas, hardwood flooring, vaulted ceilings, and large windows that fill the interior with natural light, central air and so much more. The dream kitchen has lovely granite countertops, spacious island and ample storage space. It's a perfect setting for culinary enthusiasts and entertaining guests. With an exceptional deck for summer entertaining and covered patio, you can enjoy breathtaking views of manicured greens and tranquil landscapes right from your backyard. At the end of the day, retreat to the grand master suite boasting a spa-like ensuite bath - the ideal spot for relaxation. With a daylight basement with in-floor heat, recreation area with beautiful included pool table with accessories and family room to enjoy your movie entertainment. This amazing home is steps away from recreational activities, close to shopping and dining and is on one of the best golf courses in the area. Don't miss the opportunity to make this golf course retreat your forever home. Contact us today to schedule a private showing and experience the epitome of luxury living in Cranbrook. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:
Justine MacDonald - REALTOR®

📞 250-464-5577 ✉ justine@krealty.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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