	MALL MART	the and a factor of	184 River	Drive					
		· 如果是是了你的		Kootenay			Status	Active	
111 114	V		Minor Area City	CRAN - Cranbi Cranbrook	rook North		Possession Title	Freehold	
			Туре	Single Family	- Detached			Bare Land Strata	
			Style	Other			Price	\$1,349,900.00	
	- Transformer			\$9,857 (2024))			\$1,349,900.00	
			MLS® Year Built	10346264 2011			Sale Price	May E /2E	
				CD3			Date Listed Date Sold	May 5/25	
			Postal Code	V1C 0C6			Status Chg.		
and the second s	A.	S VIII	Strata/Assoc	Yes / No			DOM	0	
				INTERIO)R				
Bedrooms	6	Beds Property	6		ds Main Bldg	6		Beds Suite	
Bathrooms	4	Baths Property	4		ths Main Bldg suites	4		Baths Suite	No / Yos
Fin. Sqft Above Grade	4,993 3013.0	Beds Aux Bldg Baths Aux Bldg			iling Height			Shop/Den Levels	No / Yes 2
Below Grade	1980.0	Fireplace	Gas	Yea	ar Subst Reno			Prop Condition	
Unfinished Area Flooring	Hardwood, T	Fireplaces File, Carpet	1		sement ndows	Finishe	ed, Full		
Laundry	In Unit		/	Ace	cessibility				
Appliances Interior Features		Freezer, Microwave, ty, High Ceilings, Hot				. Vacuum	1 Built-Tn. V	Vaulted Ceiling(s)	
		al: 4,993 sqft)	, sected			, racauli	BUILDIN	• • • •	
		wer 1st 2nd	3rd 4th		2		To	tal Units	
Total Area	1980.0	1994 1019		Building Name	Jo Mckinstrie		Bu	ilder Name Jo Mcki	
	SER	VICES			Asphalt/Fibre Frame - Wood		Ingles FO	undation ICF Blo	СК
Heating Forced Air	r, Floor	Cooling Central Air		Pool	No - None				
Furnace Water Municipal	I	Sewer Public Sewe	r	Security					
			-	EXTERIO	OR				
Lot Sqft	15,246	Lot Acres	0.35		Lot Dimensions			RV Spaces	
Secure Spaces Garage Dimensions		Garage Sp	aces 2.0		Parking Total Directions	4		Carport Spaces	
Parking Features	Garage - At	tached, Additional Pa							
Exterior Features	Fire Pit, Hot Undergrour	t Tub, Private Yard, S	torage, Thre	ee Balconies,	View	River			
Waterfront	Yes - River				Patio/Porch	Covered	d, Deck, Pa	tio	
					rauu/ruiui	COVEICE	a, Deer, Fa		
Exterior Constructio	on Fiber Ceme	nt Siding, Stone				covered	a, beek, ru		
		nt Siding, Stone		RATA/ASSO			· · ·		
Complex Name	n Fiber Ceme Residences o Mountain	nt Siding, Stone f Shadow Fe	ees	\$186	CIATION		Fee Frequer		
Complex Name Rentals	Residences o	nt Siding, Stone f Shadow Fe	ees ets	\$186 With Rest	CIATION		· · ·		
Complex Name Rentals S/T Rentals Fee Includes	Residences o Mountain	nt Siding, Stone f Shadow Fe	ees ets ylaws Avail	\$186	CIATION		Fee Frequer		
Complex Name Rentals S/T Rentals	Residences o Mountain	nt Siding, Stone f Shadow Fe Pe B	ees ets ylaws Avail	\$186 With Rest	CIATION		Fee Frequer		
Complex Name Rentals S/T Rentals Fee Includes Amenities Stunning Timber of the Canadian F Carleton designe	Residences o Mountain Contingency Frame Retrea Rockies, this c d Shadow Mo	nt Siding, Stone f Shadow Fa B Reserve, Managemen It situated on a spacio sustom-built high qua untain Golf Course co	ees ets ylaws Avail nt ous & beaut ality built tin ommunity, ti	\$186 With Rest Yes ifully landscap nber frame ma his remarkable	CIATION rictions ed .35-acre Ri sterpiece offe home is surro	iverfront rs an un ounded b	Fee Frequer Age Restr.	ncy Monthly St Mary's River. N ifestyle. Situated beauty and outdoo	within the Cooke or recreation—
Complex Name Rentals S/T Rentals Fee Includes Amenities Stunning Timber of the Canadian f Carleton designe offering world-cla	Residences o Mountain Contingency Frame Retrea Rockies, this c d Shadow Mo ass fly fishing	nt Siding, Stone f Shadow Fa Reserve, Managemen at situated on a spacio custom-built high qua untain Golf Course co right at your doorste	ees ylaws Avail nt ous & beaut ality built tin ommunity, ti ep, as well a	\$186 With Rest Yes ifully landscap nber frame ma his remarkable s direct access	CIATION rictions ed .35-acre Ri sterpiece offe home is surro to golf, hiking	iverfront rs an un ounded b g, cycling	Fee Frequer Age Restr. lot on the paralleled 1 by natural b a and skiin	ncy Monthly St Mary's River. N lifestyle. Situated beauty and outdoo g at nearby Kimb	within the Cooke or recreation— erlev Alpine Resort.
Complex Name Rentals S/T Rentals Fee Includes Amenities Stunning Timber of the Canadian F Carleton designer Offering world-cl: Crafted with time dramatic floor-to	Residences o Mountain Contingency Frame Retrea Rockies, this c d Shadow Mo ass fly fishing eless elegance -cceiling windd	nt Siding, Stone f Shadow Fe B Reserve, Managemen t situated on a spacio ustom-built high qua untain Golf Course co right at your doorster a and superior craftsr bws that flood the sp	ees ets ylaws Avail nt ous & beaut ality built tin ommunity, ti ap, as well a nanship, thi ace with nat	\$186 With Rest Yes ifully landscap nber frame ma his remarkable s direct access s 6-bedroom, 4 tural light. The	CIATION rictions ed .35-acre R sterpiece offe home is surro to golf, hiking 4-bathroom recept	iverfront rs an un ounded b g, cycling isidence isidence	Fee Frequer Age Restr. lot on the paralleled I by natural b J, and skiin features so rea is anch	St Mary's River. N ifestyle. Situated beauty and outdoo g at nearby Kimb baring 19.5 ft vaul	within the Cooke or recreation— erley Alpine Resort. ted ceilings and stone fireplace and
Complex Name Rentals S/T Rentals Fee Includes Amenities Stunning Timber of the Canadian F Carleton designer offering world-cli Crafted with time dramatic floor-to hand-scraped bir	Residences o Mountain Contingency Frame Retrea Rockies, this c d Shadow Mo ass fly fishing eless elegance -ceiling windo ch flooring, cr	nt Siding, Stone f Shadow Fa B Reserve, Managemen at situated on a spacio sustom-built high qua untain Golf Course co right at your doorste and superior craftsr bws that flood the sp reating warmth and s	ees ylaws Avail nt ous & beaut ality built tin ommunity, ti ep, as well a nanship, thi ace with nat sophisticatio	\$186 With Rest Yes ifully landscap nber frame ma his remarkable s direct access s 6-bedroom, 4 tural light. The n throughout.	CIATION rictions ed .35-acre Ri sterpiece offe home is surro to golf, hiking bathroom re open-concep The gourmet	iverfront rs an un ounded b g, cycling sidence t living a kitchen l	Fee Frequer Age Restr. lot on the paralleled I by natural to and skiin features so rea is anch boasts grar	St Mary's River. N ifestyle. Situated beauty and outdoo g at nearby Kimb baring 19.5 ft vaul ored by a striking nite countertops, a	within the Cooke or recreation— erley Alpine Resort. ted ceilings and stone fireplace and a spacious walk-in
Complex Name Rentals S/T Rentals Fee Includes Amenities Stunning Timber of the Canadian I Carleton designe offering world-cla Crafted with time dramatic floor-to hand-scraped bir pantry, and a larg unwind under the	Residences o Mountain Contingency Frame Retrea Rockies, this c d Shadow Mod ass fly fishing eless elegance -ceiling windd cch flooring, cr ge central isla e vaulted ceili	nt Siding, Stone f Shadow Fa Pa Reserve, Management t situated on a spacion sustom-built high qua untain Golf Course co right at your doorste and superior craftsr bows that flood the sp reating warmth and s nd—perfect for enter ng of your rear deck	ees ets ylaws Avail nt ous & beaut ality built tin ommunity, ti ep, as well a nanship, thi ace with nat sophisticating taining. Enj overlooking	\$186 With Rest Yes ifully landscap nber frame ma his remarkable s direct access s 6-bedroom, 4 tural light. The on throughout. oy coffee on yo a beautifully l	CIATION rictions eed .35-acre Ri sterpiece offe home is surro to golf, hiking bathroom re open-concept The gourmet our covered fro andscaped ba	iverfront rs an unj ounded b g, cycling sidence t living a kitchen l ont deck ckyard w	Fee Frequer Age Restr. Jot on the paralleled I y natural t and skiin features so rea is anch boasts gran in the mor vith a priva	St Mary's River. N St Mary's River. N ifestyle. Situated beauty and outdoo g at nearby Kimbo baring 19.5 ft vaul oored by a striking nite countertops, a ning sun from the te fire-pit haven,	within the Cooke or recreation— erley Alpine Resort. ted ceilings and stone fireplace and a spacious walk-in e 2nd floor loft, or
Complex Name Rentals S/T Rentals Fee Includes Amenities Stunning Timber of the Canadian f Carleton designer offering world-cl: Crafted with time dramatic floor-to hand-scraped bir pantry, and a larg unwind under the volleyball/badmi	Residences o Mountain Contingency Frame Retrea Rockies, this c d Shadow Mo ass fly fishing eless elegance -ceiling windo ch flooring, cr ge central isla e vaulted ceili nton court an	nt Siding, Stone f Shadow Fe Pa B Reserve, Management at situated on a spaci- custom-built high qua untain Golf Course oc right at your doorste a and superior craftsr bws that flood the sp reating warmth and s nd—perfect for enter ng of your rear deck d a concrete pad for	ees ets ylaws Avail ous & beaut ality built tin pommunity, t ep, as well ace with nat cophisticatio taining. Enj overlooking basketball.	\$186 With Rest Yes ifully landscap nber frame ma his remarkable s direct access s 6-bedroom, 4 tural light. The n throughout. oy coffee on yo a beautifully 1 fhis rare riverf	CIATION rictions ed .35-acre Ri sterpiece offe home is surre to golf, hiking bathroom re open-concept The gourmet our covered fro andscaped ba ront gem offe	iverfront rs an un ounded t sidence t living a kitchen l ont deck ckyard w rs the ul	Fee Frequer Age Restr. Iot on the paralleled I by natural t g, and skiin features so rea is anch boasts grar in the mor with a priva timate mou	St Mary's River. N ifestyle. Situated beauty and outdoo g at nearby Kimbo aring 19.5 ft vaul ored by a striking nite countertops, a rning sun from the te fire-pit haven, untain retreat—co	within the Cooke or recreation— erley Alpine Resort. ted ceilings and stone fireplace and a spacious walk-in e 2nd floor loft, or
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