



137 SHADOW MOUNTAIN BOULEVARD V1C 0C6

MLS® 2475849	Status Active
Major Area Cranbrook	Possession
Sub Area Cranbrook North	Title Freehold
Postal Code V1C 0C6	Title Form Conventional
Type Lots/Acreage	Zoning Code CD3
Style/Stories	Zoning Type Residential-Low Density
Taxes \$799 (2023)	Zoning Sub Type Residential
Province BC	First Nations Land YN No
City Cranbrook	List Price \$125,900

Exterior Information

Lot SqFt 11,325	Lot Width	Lot Depth
Lot Acres 0.26	Parking Type	Parking Spaces
Number of Parcels	Carpport	Fencing
Roads Paved	View	Security Detectors
Local Government Levies No Levies	Signs Canopies	Cleared Area
Cultivated Area	Treed Area	First Nations Land YN No
Exterior Features		

Services

Water Supply Municipal	Sewer Type Sewer	Sewer Service At Lot Line
Cable TV Service At Lot Line	Telephone Service At Lot Line	Water Service At Lot Line
Gas Service At Lot Line	Power Service At Lot Line	

Legal & Mortgage

PID Number **028-126-467**

Legal **STRATA LOT 76, 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)**

Fin Statements Avail From	Type Of Lease
Court Ordered Sale No	Fractional Interest YN No
Terms Of Sale	Fractional Interest Amount

Build your dream home among other stunning homes in the Residences of Shadow Mountain Development. With beautiful views of a 5 acre lake and Cook Carleton designed Championship Golf Course, this flat .25 acre (approx 70 x 145) lot awaits your fresh healthy lifestyle. With easy access to the St Mary's River for fly fishing, walking & cycling trails, golfing on a quality 18 hole course nestled in the mountains with amazing views around every turn. Airport is less than 10 minutes away. This is a quiet community is only minutes to City Centre for restaurants, minutes to the Canadian Rockies Airport, several Ski Resorts & golf courses and world class fly fishing! No time commitment to build. Zoned for legal suites. Strata fee is \$186.96/mth Listed By: Royal LePage East Kootenay Realty



This listing information is provided to you by:
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