Proposed Lot 9 Soaring Eagle Estates near Jim Smith Lake Kootenay Major Area Status Minor Area **CRANL Cranbrook Periphery** List Price

Residential Lot

RR-2

\$0 (2024) V1C 4H5 No / No

Type

Style

Taxes

Monthly Fee

Zoning

Year Built

Postal Code

Strata/Assoc

Monthly Fee Complex Name

Active \$364,900.00 Sale Price \$364,900.00 Orig. Price Date Listed Mar 14/25 Date Sold

Status Chg.

Mar 19/25

MLS#: 10339700



Possession 4th Bedrooms 3rd Ensuite Bath Types Lot Dim Bathrooms Fin. Sqft Lot Acres 3.02 Lot Sqft 131,551 Fireplaces **Basement** Fireplace Features Shop/Den Accessibility Heating Foundation Exterior Construction Water Well Roof Cooling Sewer None Parking Total Parking Features Appliances Cablevision, Close to Airport, Close to Park, Close to Recreation, Close to Lot Features Schools, Close to Shopping, Close to Ski Area, No Thru Road, Park Setting, Private, Recreational, Rural Setting, Views ROYAL LEPAGE EAST KOOTENAY REALTY Listing Office Listing Office 2 **ROYAL LEPAGE EAST KOOTENAY REALTY** 

Welcome to Soaring Eagles Estates! Surrounded by Crown land, discover the perfect blend of nature and luxury at Soaring Eagles Estates, an exclusive new subdivision nestled adjacent to the breathtaking Jim Smith Lake in Cranbrook, British Columbia. This idyllic community offers an unparalleled opportunity to build your dream home in a serene and picturesque setting. 12 Spacious Lots: Choose from a variety of spacious lots ranging from 2.59 to 11.81 acres, providing ample space in building envelope for your vision, whether it's a cozy retreat or a grand estate.

Stunning Views: Enjoy mesmerizing views of the surrounding mountains & nearby waters of Jim Smith Lake, creating a beautiful backdrop for your everyday life. Outdoor Recreation: With easy access to the lake and nearby hiking trails, adventure awaits right outside your door. Engage in water sports, fishing, or simply relax in nature's embrace. Golf & Ski Hills near by. Community Living: Soaring Eagles Estates offers a friendly, welcoming atmosphere, allowing residents to connect with nature & each other in a peaceful environment. Convenient Location: Just minutes away from Cranbrook's amenities, including shopping, dining, and schools, you can enjoy the best of both worlds—seclusion and convenience. Lot 9: Stunning 3.02 acres with well producing 10 GPM. Direct access to lake in preserved nature area. Disclosure Statement & Well log available. Projected paved roads. Start your journey towards your dream home!

Proposed Lot 3 Soaring Eagle Estates near Jim Smith Lake	MLS#: 10339652
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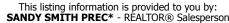
opeseu -	ot o couring Lugic Lotates in	our sim onnen zune	
Major Area	Kootenay	Status	Active
Minor Area	CRANL Cranbrook Periphery	List Price	\$384,900.00
Type	Residential Lot	Sale Price	
Zoning	RR-2	Orig. Price	\$384,900.00
Year Built		Date Listed	Mar 14/25
Style		Date Sold	
Taxes	\$0 (2024)	Status Chg.	Mar 19/25
Postal Code	V1C 4H5	DOM	40
Strata/Assoc	No / No		



Complex Na Possession	me						E	AGLE EST	ATES
	Bsmt	1st	2nd	3rd	4th Bedrooms Bathrooms	Ensuite Fin. Sqft	Bath Types Lot Acres <b>4.24</b>	Lot Dim Lot Sqft	184,694
					Basement Shop/Den Accessibility Exterior Construction Roof Cooling Parking Features Appliances	- / - on	Fireplaces Fireplace Feature Heating Foundation Water Sewer Parking Total	Well None	·
					Lot Features  Listing Office Listing Office 2 Listing Office 3	Schools, Close to Private, Recreation ROYAL LEPAGE E	e to Airport, Close to Park, Clos Shopping, Close to Ski Area, N onal, Rural Setting, Views AST KOOTENAY REALTY AST KOOTENAY REALTY		

Welcome to Soaring Eagles Estates! Surrounded by Crown land, discover the perfect blend of nature and luxury at Soaring Eagles Estates, an exclusive new subdivision nestled adjacent to the breathtaking Jim Smith Lake in Cranbrook, British Columbia. This idyllic community offers an unparalleled opportunity to build your dream home in a serene and picturesque setting. 12 Spacious Lots: Choose from a variety of expansive lots ranging from 2.59 to 11.81 acres, providing ample space in building envelope for your vision, whether it's a cozy retreat or a grand estate. Stunning Views: Enjoy mesmerizing views of the surrounding mountains & nearby waters of Jim Smith Lake, creating a beautiful backdrop for your everyday life. Outdoor Recreation: With easy access to the lake and nearby hiking trails, adventure awaits right outside your door. Engage in water sports, fishing, or simply relax in nature's embrace. Golf & Ski Hills near by. Community Living: Soaring Eagles Estates offers a friendly, welcoming atmosphere, allowing residents to connect with nature & each other in a peaceful environment. Convenient Location: Just minutes away from Cranbrook's amenities, including shopping, dining, & schools, you can enjoy the best of both worlds—seclusion and convenience. Lot 3: Stunning 4.24 acres with well producing 4.5 GPM. Subdivision access to lake in preserved nature area. Disclosure Statement & Well log available. Projected paved roads. Start your journey towards your dream home!





SANDY SMITH PREC\* - REALTOR® Salesperson

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ROYAL LEPAGE EAST KOOTENAY REALTY

**J** 250-426-8211 **□** 250-426-6270 **□** info@ekrealty.com

#25 - 10th Avenue South Cranbrook, B.C V1C 2M9



Proposed Lot 4 Soaring Eagle Estates near Jim Smith Lake Major Area

Kootenay CRANL Cranbrook Periphery Residential Lot

RR-2

\$0 (2024) V1C 4H5 Taxes Postal Code Strata/Assoc No / No Monthly Fee

Minor Area

Year Built

Complex Name

Monthly Fee

Type

Style

Zoning

MLS#: 10339695 Active List Price \$384,900.00

Sale Price Orig. Price \$384,900.00 Date Listed Mar 14/25 Date Sold Status Chg.

DOM

Mar 19/25 40



Possession							E	AGLE	ESTA	TES			
Bsmt	1st	2nd	3rd	4th	Bedrooms Bathrooms	Ensuite Fin. Sqft	Bath Types Lot Acres <b>4.28</b>		Lot Dim Lot Sqft	186,436			
					Basement Shop/Den Accessibility	-/-	Fireplaces Fireplace Feature Heating	S					
					Exterior Construction Roof Cooling Parking Features	l	Foundation Water Sewer Parking Total	Well None					
					Appliances Lot Features	Schools, Close to Si Private, Recreation	to Airport, Close to Park, Close to Recreation, Close to nopping, Close to Ski Area, No Thru Road, Park Settinal, Rural Setting, Views						
					Listing Office Listing Office 2 Listing Office 3		ST KOOTENAY REALTY ST KOOTENAY REALTY						

Welcome to Soaring Eagles Estates! Surrounded by Crown land, discover the perfect blend of nature and luxury at Soaring Eagles Estates, an exclusive new subdivision nestled adjacent to the breathtaking Jim Smith Lake in Cranbrook, British Columbia. This idyllic community offers an unparalleled opportunity to build your dream home in a serene and picturesque setting. 12 Spacious Lots: Choose from a variety of spacious lots ranging from 2.59 to 11.81 acres, providing ample space in building envelope for your vision, whether it's a cozy retreat or a grand estate. Stunning Views: Enjoy mesmerizing views of the surrounding mountains & nearby waters of Jim Smith Lake, creating a beautiful backdrop for your everyday life. Outdoor Recreation: With easy access to the lake and nearby hiking trails, adventure awaits right outside your door. Engage in water sports, fishing, or simply relax in nature's embrace. Golf & Ski Hills near by. Community Living: Soaring Eagles Estates offers a friendly, welcoming atmosphere, allowing residents to connect with nature & each other in a peaceful environment. Convenient Location: Just minutes away from Cranbrook's amenities, including shopping, dining, and schools, you can enjoy the best of both worlds—seclusion and convenience. Lot 4: Stunning 4.28 acres with well producing 7.5 GPM. Direct access to lake in preserved nature area. Disclosure Statement & Well log available. Projected paved roads. Start your journey towards your dream home! roads. Start your journey towards your dream home!

Proposed Lot 6 Soaring	Eagle Estates near Jim Smith Lake	MLS#: 1033969

Major Area Active Kootenay Status \$399,900.00 Minor Area CRANL Cranbrook Periphery List Price **Residential Lot** Sale Price Type Orig. Price \$399,900.00 Zoning Year Built Date Listed Mar 14/25 Style Date Sold Taxes \$0 (2024) V1C 4H5 Status Chg. Mar 19/25 Postal Code DOM 40 Strata/Assoc No / No



Possession									EAGL	E ESTA	ATES
	Bsmt	1st	2nd	3rd	4th	Bedrooms	Ensuite	Bath Types		Lot Dim	
						Bathrooms	Fin. Sqft	Lot Acres 4	.80	Lot Sqft	209,088
					ĺ	Basement		Fireplaces			
						Shop/Den	- / -	Fireplace Fe	eatures		
i						Accessibility		Heating			
						Exterior Construction		Foundation			
						Roof		Water	Well		
						Cooling		Sewer	None		
						Parking Features		Parking Tota	al		
						Appliances					
						Lot Features		e to Airport, Close to Park			
								Shopping, Close to Ski Ar		Road, Park	Setting,
1						11:11: 000:		onal, Rural Setting, Views	3		
								AST KOOTENAY REALTY			
							KUTAL LEPAGE E	AST KOOTENAY REALTY			
						Listing Office 3					

Welcome to Soaring Eagles Estates! Surrounded by Crown land, discover the perfect blend of nature and luxury at Soaring Eagles Estates, an Welcome to Soaring Eagles Estates! Surrounded by Crown land, discover the perfect blend of nature and luxury at Soaring Eagles Estates, an exclusive new subdivision nestled adjacent to the breathtaking Jim Smith Lake in Cranbrook, British Columbia. This idyllic community offers an unparalleled opportunity to build your dream home in a serene and picturesque setting. 12 Spacious Lots: Choose from a variety of spacious lots ranging from 2.59 to 11.81 acres, providing ample space in building envelope for your vision, whether it's a cozy retreat or a grand estate. Stunning Views: Enjoy mesmerizing views of the surrounding mountains & nearby waters of Jim Smith Lake, creating a beautiful backdrop for your everyday life. Outdoor Recreation: With easy access to the lake and nearby hiking trails, adventure awaits right outside your door. Engage in water sports, fishing, or simply relax in nature's embrace. Golf & Ski Hills near by. Community Living: Soaring Eagles Estates offers a friendly, welcoming atmosphere, allowing residents to connect with nature & each other in a peaceful environment. Convenient Location: Just minutes away from Cranbrook's amenities, including shopping, dining, and schools, you can enjoy the best of both worlds—seclusion and convenience. Lot 6: Stunning 4.80 acres with well producing 6 GPM. Direct access to lake in preserved nature area. Disclosure Statement & Well log available. Projected paved roads. Start your journey towards your dream home!

ROYAL LEPAGE

East Kootenay Realty

This listing information is provided to you by:

SANDY SMITH PREC\* - REALTOR® Salesperson

250-421-0835 Smith@ekrealty.com ↑ http://www.sandysmithproperties.com

**ROYAL LEPAGE EAST KOOTENAY REALTY J** 250-426-8211 **□** 250-426-6270 **□** info@ekrealty.com #25 - 10th Avenue South Cranbrook, B.C V1C 2M9



Proposed Lot 5 Soaring Eagle Estates near Jim Smith Lake

CRANL Cranbrook Periphery Minor Area Residential Lot Type Zoning RR-2

Year Built Style \$0 (2024) V1C 4H5 Taxes Postal Code

Strata/Assoc No / No Monthly Fee Complex Name Possession

MLS#: 10339697

Active \$409,900.00

Sale Price Orig. Price \$409,900.00 Date Listed Mar 14/25 Date Sold

List Price

Status Chg.

DOM

Mar 19/25 40



22221011												
Bsmt	1st	2nd	3rd	4th	Bedrooms Bathrooms	Ensuite Fin. Sgft	Bath Types Lot Acres <b>5.31</b>	Lot Dim Lot Saft	231,303			
					Basement		Fireplaces	=======================================				
						- / -	Fireplace Features	S				
					Accessibility	•	Heating					
					Exterior Construction		Foundation					
					Roof		Water	Well				
					Cooling		Sewer	None				
					Parking Features		Parking Total					
					Appliances							
					Lot Features	Cablevision, Close to Airport, Close to Park, Close to Recreation, Close to Schools, Close to Shopping, Close to Ski Area, No Thru Road, Park Setting, Private, Recreational, Rural Setting, Views						
							ST KOOTENAY REALTY ST KOOTENAY REALTY					

Welcome to Soaring Eagles Estates! Surrounded by Crown land, discover the perfect blend of nature and luxury at Soaring Eagles Estates, an exclusive new subdivision nestled adjacent to the breathtaking Jim Smith Lake in Cranbrook, British Columbia. This idyllic community offers an unparalleled opportunity to build your dream home in a serene and picturesque setting. 12 Spacious Lots: Choose from a variety of spacious lots ranging from 2.59 to 11.81 acres, providing ample space in building envelope for your vision, whether it's a cozy retreat or a grand estate. Stunning Views: Enjoy mesmerizing views of the surrounding mountains & nearby waters of Jim Smith Lake, creating a beautiful backdrop for your everyday life. Outdoor Recreation: With easy access to the lake and nearby hiking trails, adventure awaits right outside your door. Engage in water sports, fishing, or simply relax in nature's embrace. Golf & Ski Hills near by. Community Living: Soaring Eagles Estates offers a friendly, welcoming atmosphere, allowing residents to connect with nature & each other in a peaceful environment. Convenient Location: Just minutes away from Cranbrook's amenities, including shopping, dining, and schools, you can enjoy the best of both worlds—seclusion and convenience. Lot 5: Stunning 5.31 acres with well producing 4 GPM. Direct access to lake in preserved nature area. Disclosure Statement & Well log available. Projected paved roads. Start your journey towards your dream home! roads. Start your journey towards your dream home!

Proposed Lot 1 Soaring Eagle Estates near Jim Smith Lake	RESERVED	MLS#: 10339457
i roposca Lot i souring Lagic Estates near sini siniti Lake	TEDET( LD	"ILOW: IOJOJAJ

Major Area **Active Under Contract** Kootenay Status Minor Area CRANL Cranbrook Periphery List Price \$434,900.00 **Residential Lot** Sale Price Type Orig. Price \$434,900.00 Zoning Year Built Date Listed Mar 14/25 Style Date Sold Taxes \$0 (2024) V1C 4H5 Status Chg. Apr 16/25 Postal Code DOM Strata/Assoc No / No Monthly Fee



Possession							E	AGLE EST	ATES
	Bsmt	1st	2nd	3rd	4th Bedrooms	Ensuite	Bath Types	Lot Dim	
					Bathrooms	Fin. Sqft	Lot Acres 11.81	Lot Sqft	514,443
					Basement		Fireplaces		
					Shop/Den	- / -	Fireplace Features	5	
					Accessibility		Heating		
					Exterior Construction	n	Foundation		
					Roof		Water	Well	
					Cooling		Sewer	None	
					Parking Features		Parking Total		
					Appliances				_
					Lot Features		to Airport, Close to Park, Clos		
							Shopping, Close to Ski Area, No	o Thru Road, Park	Setting,
							onal, Rural Setting, Views		
					Listing Office		AST KOOTENAY REALTY		
					Listing Office 2	ROYAL LEPAGE EA	AST KOOTENAY REALTY		
					Listing Office 3				

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