



**4585 LAKEVIEW DRIVE V1C 6W4**

MLS® <b>2469491</b>	Status <b>Active</b>
Major Area <b>Cranbrook Lakes</b>	Possession
Sub Area <b>Cranbrook Periphery</b>	Title <b>Freehold</b>
Postal Code <b>V1C 6W4</b>	Title Form <b>Conventional</b>
Type <b>Lots/Acreage</b>	Zoning Code <b>RR1</b>
Style/Stories	Zoning Type <b>Residential-Low Density</b>
Taxes <b>\$857 (2022)</b>	Zoning Sub Type <b>Rural residential</b>
Province <b>BC</b>	First Nations Land YN <b>No</b>
City <b>Cranbrook</b>	List Price <b>\$279,900</b>

**Exterior Information**

Lot SqFt <b>108,900</b>	Lot Width	Lot Depth
Lot Acres <b>2.50</b>	Parking Type	Parking Spaces
Number of Parcels	Carport	Fencing
Roads <b>Paved</b>	View <b>Lake View, Mountain View</b>	Security Detectors
Local Government Levies <b>No Levies</b>	Signs Canopies	Cleared Area
Cultivated Area	Treed Area	First Nations Land YN <b>No</b>
Exterior Features		
Site Influence <b>Park Nearby, Quiet Area, Recreation Nearby, Rural Setting</b>		
Water Influence <b>Waterfront Nearby</b>		

**Services**

Water Supply <b>Well</b>	Sewer Type <b>No Sewage Disposal</b>	Sewer Service <b>No Sewer</b>
Cable TV Service <b>At Lot Line</b>	Telephone Service <b>At Lot Line</b>	Water Service <b>Available</b>
Gas Service <b>At Lot Line</b>	Power Service <b>Available</b>	

**Legal & Mortgage**

PID Number <b>029-149-002</b>	Type Of Lease
Legal <b>LOT G, PLAN EPP20133, DISTRICT LOT 7794, KOOTENAY LAND DISTRICT</b>	Fractional Interest YN <b>No</b>
Fin Statements Avail From	Fractional Interest Amount
Court Ordered Sale <b>No</b>	
Terms Of Sale	

**Rural lifestyle with abundance of recreation at your doorstep. Build your dream home on this stunning 2.495 acre lot only minutes to town. With a stunning Fisher Peak mountain view and a view of Jim Smith Lake, this lovely lot has pond frontage, natural gas, power, cable and high speed internet at the road. Crown land access is just steps away. Excellent well. Listed By: Royal LePage East Kootenay Realty**



This listing information is provided to you by:  
**SANDY SMITH - REALTOR®**  
 ☎ 250-421-0835 ✉ smith@ekrealty.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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