



188 SHADOW MOUNTAIN BOULEVARD V1C 0C6

MLS®	2467258	Status	Active
Major Area	Cranbrook	Possession	
Sub Area	Cranbrook North	Title	Freehold
Postal Code	V1C 0C6	Title Form	Conventional
Type	Lots/Acreage	Zoning Code	CD-3
Style/Stories		Zoning Type	Residential-Low Density
Taxes	\$484 (2021)	Zoning Sub Type	Residential
Province	BC	First Nations Land YN	No
City	Cranbrook	List Price	\$99,900

Exterior Information

Lot SqFt	7,057	Lot Width		Lot Depth	
Lot Acres	0.162	Parking Type		Parking Spaces	
Number of Parcels		Carport		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	Other (See Remarks)	Sewer Service	No Sewer
Cable TV Service	At Lot Line	Telephone Service	At Lot Line	Water Service	Available
Gas Service	At Lot Line	Power Service	At Lot Line		

Legal & Mortgage

PID Number	028-126-769	Type Of Lease	
Legal	Strata Lot 106, Plan EPS136, District Lot 9877, 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)	Fractional Interest YN	No
Fin Statements Avail From		Fractional Interest Amount	
Court Ordered Sale	No		
Terms Of Sale			

Build your dream home among other stunning homes, backing off Fairway 1 on Shadow Mountain Golf Course in Residence of Shadow Mountain Development. This flat .162 acre lot is waiting for you. With easy access to the St Mary's River for fly fishing, walking & cycling trails, and how about playing 18 holes on a well designed course nestled in the mountains with amazing views around every turn. Airport is less than 10 minutes away. This is a quiet community close to all amenities. You'll be 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 \$190.95/mth Listed By: Royal LePage East Kootenay Realty



This listing information is provided to you by:

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#25-10th Avenue South Cranbrook V1C 2M9

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