



208 RIVER DRIVE V1C 0C6

MLS®	2473432	Status	Active
Major Area	Cranbrook	Possession	
Sub Area	Cranbrook North	Title	Freehold
Postal Code	V1C 0C6	Title Form	Bare Land Strata
Type	Lots/Acreage	Zoning Code	CD3
Style/Stories		Zoning Type	Residential-Low Density
Taxes	\$1,271 (2023)	Zoning Sub Type	Residential
Province	BC	First Nations Land YN	No
City	Cranbrook	List Price	\$208,900

Exterior Information

Lot SqFt	10,890	Lot Width		Lot Depth	
Lot Acres	0.25	Parking Type		Parking Spaces	
Number of Parcels		Carport		Fencing	
Roads	Paved	View	Mountain View, River View	Security Detectors	
Local Government Levies	Pending	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 **028-124-928**

Legal **STRATA LOT 28, 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	

A Stunning riverfront lot in the beautiful Residences of Shadow Mountain development, nestled along the banks of the St. Mary's river and steps away from the renowned Shadow Mountain Golf Course. Build your dream home on this exceptional 0.25 acre lot in the heart of these breathtaking surroundings. 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. The Kootenays are the ultimate place for the next chapter of your life. Located less than 10 minutes from Cranbrook and the Canadian Rockies International Airport, 20 minutes to Kimberley, you'll be minutes from restaurants, ski resorts & golf courses. Don't delay, we don't see many river lots come available! 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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