

**168 SHADOW MOUNTAIN BOULEVARD V1C 0C6**MLS® **2479181**

Major Area **Cranbrook**
 Sub Area **Cranbrook North**
 Postal Code **V1C 0C6**
 Type **Lots/Acreage**
 Style/Stories
 Taxes **\$758 (2024)**
 Province **BC**
 City **Cranbrook**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **CD-3**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **Residential**
 First Nations Land YN **No**
 List Price **\$84,900**

Exterior Information

Lot SqFt **7,405**
 Lot Acres **0.17**
 Number of Parcels
 Roads **Paved**
 Local Government Levies **No Levies**
 Cultivated Area
 Exterior Features
 Site Influence **Paved Roads, Flat Site, Golf Nearby, Park Setting, Recreational**

Lot Width
 Parking Type
 Carport
 View
 Signs Canopies
 Treed Area

Lot Depth
 Parking Spaces
 Fencing
 Security Detectors
 Cleared Area
 First Nations Land YN **No**

Services

Water Supply **Municipal**
 Cable TV Service **At Lot Line**
 Gas Service **At Lot Line**

Sewer Type **Sewer**
 Telephone Service **At Lot Line**
 Power Service **At Lot Line**

Sewer Service **Available**
 Water Service **Available**

Legal & MortgagePID Number **028-126-700**

Legal **STRATA LOT 101, PLAN EPS136, DISTRICT LOT 5267, KOOTENAY LAND DISTRICT, & DL 9877 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
 Court Ordered Sale **No**
 Terms Of Sale

Type Of Lease
 Fractional Interest YN **No**
 Fractional Interest Amount

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 .169 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 93.35/mth Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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