



337 CORRAL CLOSE V1C 0C2

MLS® 2478243	Status Active
Major Area Cranbrook	Possession
Sub Area Cranbrook North	Title Freehold
Postal Code V1C 0C2	Title Form Bare Land Strata
Type Lots/Acreage	Zoning Code CD-3
Style/Stories	Zoning Type Residential-Low Density
Taxes \$1,948 (2023)	Zoning Sub Type Residential
Province BC	First Nations Land YN No
City Cranbrook	List Price \$299,900

Exterior Information

Lot SqFt 25,264	Lot Width	Lot Depth
Lot Acres 0.58	Parking Type	Parking Spaces
Number of Parcels	Carpport	Fencing
Roads Paved	View Mountain View, Valley View	Security Detectors
Local Government Levies No Levies	Signs Canopies	Cleared Area
Cultivated Area	Treed Area	First Nations Land YN No
Exterior Features		
Site Influence Airport Nearby, Highway Access, No Thru Road, Quiet Area, Recreation Nearby, Golf Nearby, Private Setting, Cul-De-Sac, Easy Access, Park Setting, Ski Area Nearby		

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 **028-252-853**
 Legal **STRATA LOT 4, PLAN EPS153, DISTRICT LOT 9877, KOOTENAY LAND DISTRICT, & AN UNDIVIDED 1/247 SHARE IN LOT 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (SEE PL 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

A stunning .58 acre lot in beautiful River Valley Estates which privately backs onto 7th tee box of the beautifully designed championship Shadow Mountain Golf Course an. Build your dream home among other fine executive homes on this sunny lot which boasts slight slope for daylight walkout basement dream home which will capture stunning mountain views and trees bordering to grant you privacy and provide you with sense of nature. in the heart of these breathtaking surroundings, you have 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. Located less than 5 minutes from shopping and City of Cranbrook amenities and less than 10 minutes to the Canadian Rockies International Airport, 20 minutes to Kimberley. Country estate living with only minutes to many fine restaurants, ski resorts, golf courses and world class fly fishing. several Ski Resorts & golf courses and world class fly fishing! No time commitment to build and NO GST. Listed By: Royal LePage East Kootenay Realty



This listing information is provided to you by:
SANDY SMITH PREC* - 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



The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jul 9, 2024.

