

## 337 CORRAL CLOSE V1C 0C2

MLS® 2478243
Major Area Cranbrook
Sub Area Cranbrook North
Postal Code V1C 0C2
Type Lots/Acreage
Style/Stories
Taxes \$1,948 (2023)

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Province BC
City Cranbrook

Status Active
Possession
Title Freehold

Title Form Bare Land Strata

Zoning Code CD-3

Zoning Type Residential-Low Density
Zoning Sub Type Residential

First Nations Land YN No List Price \$299,900

## **Exterior Information**

Lot SqFt Lot Width Lot Depth 25.264 0.58 Lot Acres Parking Type Parking Spaces Fencing Number of Parcels Carport **Mountain View, Valley View** Security Detectors Roads Paved View Signs Canopies Local Government Levies No Levies Cleared Area Cultivated Area

Treed Area First Nations Land YN **No** 

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 <b>Sewer</b>	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** 

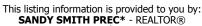
Exterior Features

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**  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





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