

Wildstone Golf Course

SUBJECT
PROPERTY

WILDSTONE DR

Lot A Wildstone Boulevard | Cranbrook, BC

MULTI-FAMILY DEVELOPMENT SITE

- ▶ Zoned CD-1 (Wildstone) allowing for 22 Townhouse or Villa units.
- ▶ Completed services to the lot line.
- ▶ Located within the Wildstone Golf Course Community in downtown Cranbrook
- ▶ Picturesque views of Fisher Peak and the Rocky Mountains

Gary Haukeland*

Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca

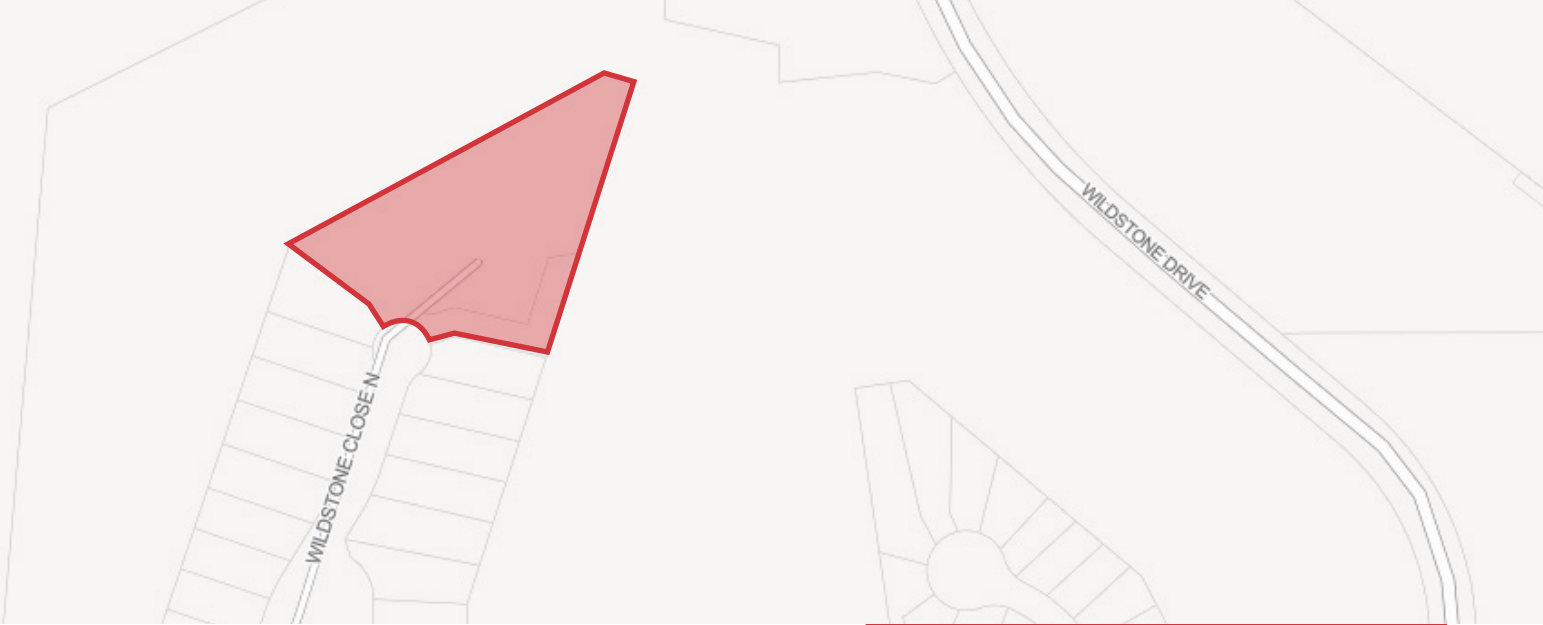
*Personal Real Estate Corporation

J-D Murray

Senior Associate
604 691 6664
jdmurray@naicommercial.ca

NAI Commercial

1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



NAI Commercial

Lot A Wildstone Boulevard Cranbrook, BC

The Opportunity

The property represents an opportunity to acquire a low/medium density multi-family development site, totalling 2.175 acres within the Wildstone comprehensive development resort community, in the City of Cranbrook. Wildstone is a resort development concept surrounding Gary Player's first ever Canadian designed golf course. All zoning and significant servicing allow for immediate development. The site is zoned CD-1 (Comprehensive Development Zone – Wildstone), allowing for 22 townhome or villa units.

Location

The property is located at the top of the Wildstone Boulevard cul-de-sac in the "Woodlands" area of the Wildstone resort community, adjacent to the 1st and 18th fairways of the Wildstone Golf Course. The site is close to the West Crowsnest Highway with access to all amenities in downtown Cranbrook and the rest of the East Kootenays. Cranbrook B.C. has the only international airport in the East Kootenays (YXC), with daily service to Vancouver, Calgary, Victoria and Kelowna.

Property Details

Legal Description

Lot A And An Undivided 22/125 Share In Lot F District Lots 2869 And 2870 Kootenay District Plan EPP67513. See Plan As To Limited Access.

Property IDs

031-440-193

Property Tax

\$1,840.56 (2022)

Zoning

CD-1 (Comprehensive Development Zone – Wildstone) Contact listing brokers for more details

Price

\$1,500,000

HIGHLIGHTS



32 units/acre permitted



Completed services



Picturesque mountain views



Central Location

SUBDIVISION PLAN OF PART OF LOT A, DISTRICT LOTS 2593, 2869 AND 2870, KOOTENAY DISTRICT, PLAN NEP83690 EXCEPT PLANS NEP86333 AND EPP103100 AND LOT 9, DISTRICT LOTS 2869 AND 2870, KOOTENAY DISTRICT, PLAN NEP86333 (SEE PLAN AS TO LIMITED ACCESS)

PLAN EPP67513

Pursuant to Section 67 of the Land Title Act

BCGS 82G.052

The intended plot size of this plan is 500mm in width by 864mm in height (O size) when plotted at a scale of 1:1000

LEGEND

All distances are in metres
 Grid bearings are derived from differential carrier phase GNSS observations and are referred to the central meridian of UTM Zone 11 North.
 The UTM coordinates and estimated absolute accuracy achieved are derived from 6.5 hours of GNSS dual frequency observations and processed using the Precise Point Positioning Application provided by Natural Resources Canada
 This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995026. The average combined factor has been determined based on an ellipsoidal elevation of 942 metres.

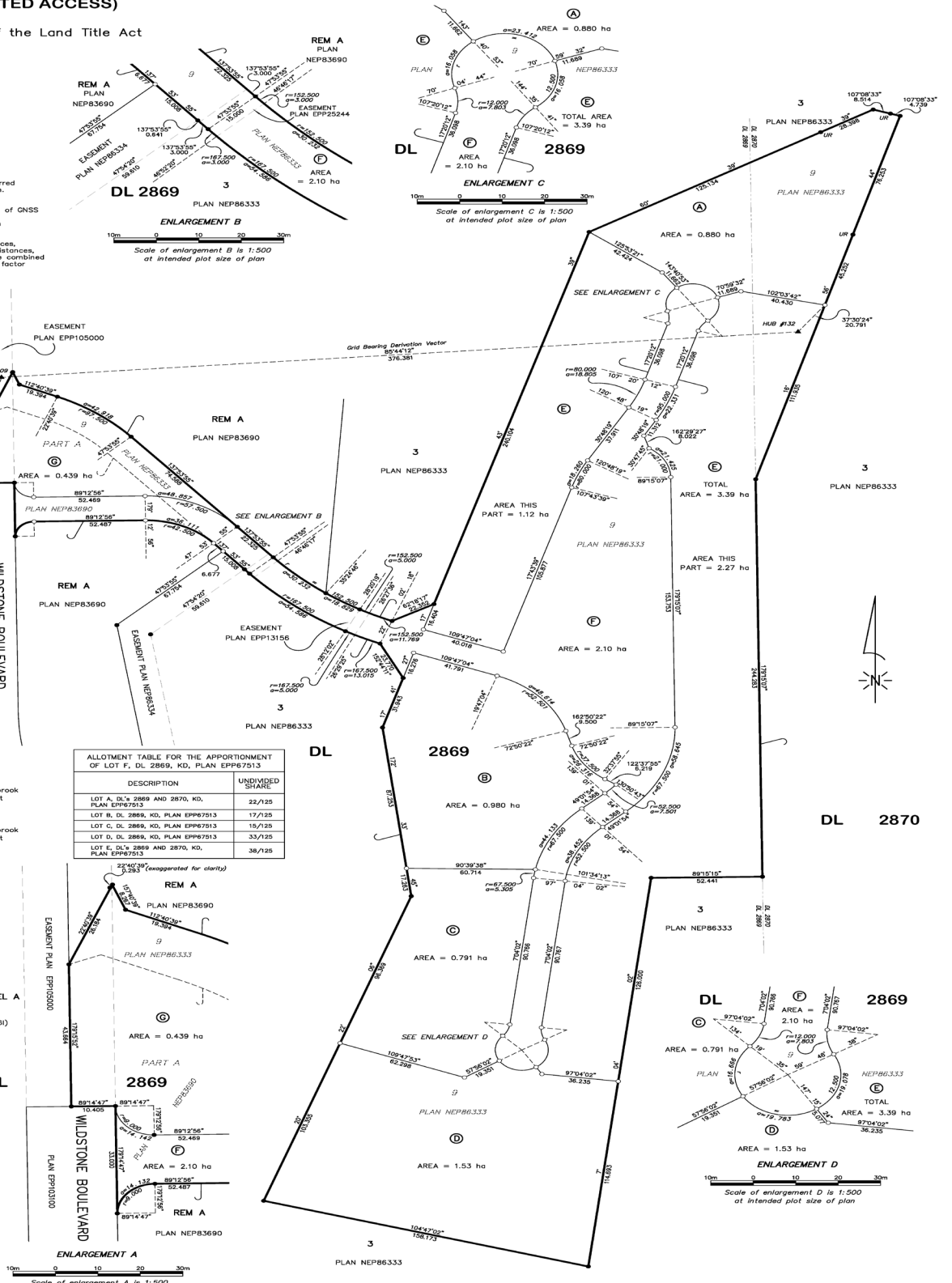
- STANDARD IRON POST FOUND
- STANDARD IRON POST PLACED
- ▲ TRAVERSE HUB FOUND
- DL = DENOTES DISTRICT LOT
- KD = DENOTES KOOTENAY DISTRICT
- UR = DENOTES UNREGISTERED STANDARD IRON POST (Set by Garrett Whisk, BCLS 796)

Hub #109
 Datum: NAD83 (CSRS), 2002.0
 UTM Zone: 11
 UTM Northing: 5488660.21
 UTM Easting: 589069.89
 Estimated absolute accuracy is 0.022 metres

Hub #132
 Datum: NAD83 (CSRS), 2002.0
 UTM Zone: 11
 UTM Northing: 5488688.17
 UTM Easting: 589445.08
 Estimated absolute accuracy is 0.022 metres

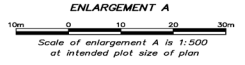
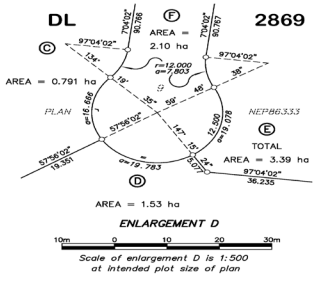
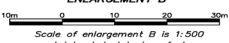
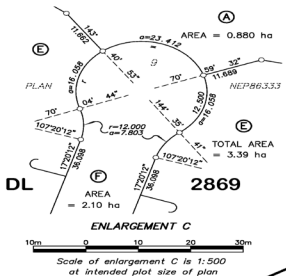
This plan lies within the jurisdiction of the Approving Officer for the City of Cranbrook City File: 3320.20.1912
 A Covenant in the name of the City of Cranbrook pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision (Lot G only)
 A Covenant in the name of the City of Cranbrook pursuant to Section 219 of the Land Title Act is a condition of approval for this subdivision

ACCESS BY COMMON LOT (LOT F)



ALLOTMENT TABLE FOR THE APPORTIONMENT OF LOT F, DL 2869, KD, PLAN EPP67513

DESCRIPTION	UNDIVIDED SHARE
LOT A, DL 2869 AND 2870, KD, PLAN EPP67513	22/125
LOT B, DL 2869, KD, PLAN EPP67513	17/125
LOT C, DL 2869, KD, PLAN EPP67513	15/125
LOT D, DL 2869, KD, PLAN EPP67513	33/125
LOT E, DL 2869 AND 2870, KD, PLAN EPP67513	38/125



SKYLINE LAND SURVEYING LTD.
 125 KOOTENAY STREET NORTH
 CRANBROOK BC V0C 3T5
 PHONE: (250) 488-1182
16-063-SUB

This plan lies within the Regional District of East Kootenay

The field survey represented by this plan was completed on the 27th day of October, 2020. Wade A. Roulette, BCLS 997



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