



Excellence in Real Estate



Cranbrook's premier golf destination!

Custom Homes overlooking Gary Player Golf Course



Starting at \$469,900

Features:

HST INCLUDED (Must be primary residence)

- Turnkey homes
Appliance Package Included
Landscape & Driveway Package Included

These properties have open floor plans with beautiful hardwood & porcelain tiled floors. Solid wood cabinetry, granite countertops, breakfast bars. Sliders lead to large decks overlooking the greens. 4pc. main baths & ensuites. Walk-in closets. Double attached garages.



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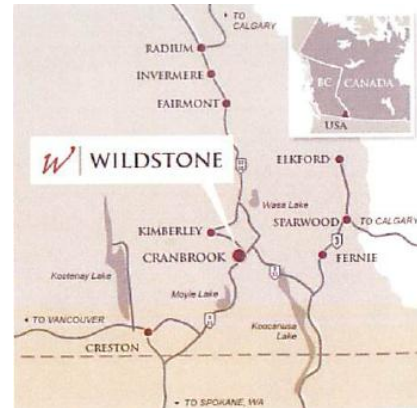


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Wildstone

In Cranbrook, BC, a special new community has begun to take shape as the City's focal point for expansion over the next 15 years. A community centered around an 18 hole championship golf course by Gary Player Design. The design takes advantage of its Canadian Rocky Mountain context. The golf course is now complete and is set to open in May of 2011 after ownership changes that occurred in early 2010.

The Wildstone property is situated within the City of Cranbrook located in south eastern British Columbia on the western edge of the Rocky Mountain Trench. The location of the property will afford future residents significant views of the Steeples Mountain Range and Fisher Peak while being located in a predominately rural portion of the city. At the same time, residences are just minutes away from all the services and benefits that Cranbrook has to offer..



As the largest municipality and the regional centre for the East Kootenay Region, Cranbrook has a college, professional offices, banks, wholesale/retail outlets, the regional hospital, first class College facilities and various government offices. The Regional District of the East Kootenay (RDEK) has a population of 55,485 (2006 Census); BC Statistics has estimated the 2011 population for the region to be 57,848.

The Canadian Rockies International Airport is a 5 minute drive from the Wildstone Site and the recent expansion now allows direct flights from North America and limited European operations. It is a 25 minute flight to Calgary, and only 1.5 hour flight to Vancouver putting Wildstone within easy reach of a significant portion of the population in this part of North America.



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The Whins

“The Whins” was the first phase within the Wildstone Development and 76 homesites sold in June of 2007. Today you will find a flurry of activity in this subdivision with new homes being built by locals and outside residents.



As the golf course opening is imminent there is a resurgence of interest in this first development. Parastone is a locally-owned landmark construction and development company operating in the Elk Valley and located in Fernie, British Columbia, Canada. Parastone is a forward-thinking, respected development company providing all aspects of Construction Management Services. Widely known as the ‘Builders of 901 Fernie’ Parastone managed one of the largest regional redevelopment projects with the completion of the 1908 Schoolhouse site in downtown Fernie in the fall of 2009.

Over the last decade, Parastone completed numerous commercial real estate projects, successfully transforming projects from conceptual plans to market-ready products aimed at maximizing shareholder values. With in-house expertise in construction management services, the company oversees all requirements for project planning including a broad financial scope with budgets ranging from \$300,000 to project values up to \$30,000,000.



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Building on a commitment to the community, Parastone recently has expanded into the Cranbrook market with offerings of 4 new homes within 'The Whins'. These new homes consist of 1300 to 1500 sq. Ft homes with 9' ceilings and custom quality finish throughout. The exterior design of the units capture the Rocky Mountain Theme with stone veneer, wood shake and hardie board siding. The interior floor plans are open with custom features including granite counters, hardwood flooring and solid wood cabinetry. The purchase prices for each unit include the HST (*providing the Purchase is based on primary residence and all rebates assigned to the Seller*). The purchase price is designed to be turnkey and includes exposed aggregate concrete driveways, landscaping package and a 5 piece Energy Star Appliance package. This additional value has been incorporated as one package to avoid confusion with the Provinces new HST tax policy.



"The Whins" is an exceptional new subdivision to call home. Whether you're a Cranbrook local or considering retirement to this corner of the province the Parastone offerings are a great production with fantastic locations along this Championship Golf Course.

View a virtual tour of the show home at this link:

[The Tamarack](#)

[The Juniper](#)



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Floor Plans for #116 and #108 the Whins (lots 47 & 51)



Specifications are as follows:

- All homes feature Whins Design Specifications and benefit from a common strata maintenance program
- The main floors feature 9 ft ceilings and include a 5 piece Energy Star-rated Appliance & Microwave Package
- Interior Flooring includes hardwood, carpet and tile and the kitchen cabinets are solid wood Shaker-style.
- Granite counters and tiled backsplash complete the kitchen and bath areas.
- Heating is Forced Air High-Efficiency Gas.
- Exterior siding is highly durable and appealing Hardie Lap with cedar garage and trim.
- Exposed aggregate driveway and exterior landscaping package is included.
- A wood deck provides an outdoor area adjacent to the living area
- Homebuyers receive a 2 hour session with our Interior Design Consultant.

1492 sq ft featuring 3 bedrooms and 2 baths



Floor Plans for #130 & #183 the Whins(Lots 40&9)



Specifications are as follows:

- All homes feature Whins Design Specifications and benefit from a common strata maintenance program
- The main floors feature 9 ft ceilings and include a 5 piece Energy Star-rated Appliance & Microwave Package
- Interior Flooring includes hardwood, carpet and tile and the kitchen cabinets are solid wood Shaker-style.
- Granite counters and tiled backsplash complete the kitchen and bath areas.
- Heating is Forced Air High-Efficiency Gas.
- Exterior siding is highly durable and appealing Hardie Lap with cedar garage and trim.
- Exposed aggregate driveway and exterior landscaping package is included.
- A covered wood deck provides an outdoor area adjacent to the living area
- Homebuyers receive a 2 hour session with our Interior Design Consultant.
- Featuring a walk-out from the 'ready to complete' basement plan

1289 sq ft featuring 2 bedrooms, 2 baths with an unfinished basement area





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MLS Data Sheet

Cranbrook, Northwest Cranbrook **MLS# K201240** Residential Detached
183 THE WHINS BB, V1C 4H5 **Active**



List Price: **\$499,900**

Complex/Subdiv:

Frontage:	Bedrooms:	2	PID:	027-471-918
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	Full Baths:	2	Approx Yr Blt:	2010
Rear Yard Exp:	Half Baths:	0	Age at List Date:	1
Meas Type:	Feet		If New GST/HST Incl:	Yes
Flood Plain:	Zoning:	CD-1	Taxes:	\$1,667 (2010)

View: **Y - MOUNTAINS**
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stone, Other				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt	Reno Year:		Dist to School Bus:	
Renovations:		Possession:		Title to Land:	Freehold Strata
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest:	Registered Owner	Mortgage Info:	\$0
Water Supply:	City/Municipal	Property Disclosure:	Y	Out Buildings:	/Garage Sz: 20X24'3
Heat/Fuel:	Forced Air, Natural Gas	R/I Fireplaces:			
No. of Fireplaces:	0				
Fireplace Fuel:					
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: **LOT 9 KD PLAN NES3429 DL 2870 LD 26**
 Amenities: **None**
 Site Influences: **Cul-de-Sac, Golf Course Dev., Paved Road, Recreation Nearby, Shopping Nearby**
 Features Inc:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 14'8			X			X
Main F.	Kitchen	10'2 X 14'7			X			X
Main F.	Dining	10' X 14'8			X			X
Main F.	Master Bedroom	11'9 X 15'			X			X
Main F.	Bedroom	9'4 X 10'7			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	1,289	Total # Rooms:	5
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	9'
Total Finished Floor SqFt:	1,289	Basement Area:	Full, Unfinished
Unfinished Floor:	1,289	Suite:	
Grand Total Floor Area:	2,578		

Listing Broker(s): **Royal LePage East Kootenay R/E**

Overlooking the 5th hole of the Gary Player designed Golf Course is this stunning 2 bdrm, 2 bath executive style home. This home features an open design floor plan. The kitchen has solid wood cabinetry, stainless steel appliances, granite counter tops and breakfast bar. Lots of natural light fills the living room from the sliders leading to the large deck. Master bdrm has 4 pce ensuite and walk-in closet. Downstairs you will find a full unfinished basement just waiting for your design ideas. Double attached garage. Exterior is hardboard and El Dorado stone. This home has fantastic mountain views! Strata Fees \$124.80/month. *Pricing includes HST(net of rebate), appliance package, landscaping & driveway package.



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MLS Data Sheet

Cranbrook, Northwest Cranbrook **MLS# K201242** Residential Detached
116 THE WHINS BB, V1C 4H5 **Active**



List Price: **\$469,900**

Complex/Subdiv: _____
 Frontage: _____ Bedrooms: **3** PID: **027-472-299**
 Depth/Size: _____ Bathrooms: **2** Type: **House/Single Family**
 Lot Area SqFt: **6534.00** Full Baths: **2** Approx Yr Blt: **2010**
 Rear Yard Exp: _____ Half Baths: **0** Age at List Date: **1**
 Meas Type: **Feet** If New GST/HST Incl: **Yes** Taxes: **\$1,667 (2010)**
 Flood Plain: _____ Zoning: **CD-1**
 View: **Y - MOUNTAINS**
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: Rancher/Bungalow	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Other		
Rainscreen: _____ R/I Plumbing: _____	Dist to Public Trans: _____	Dist to School Bus: _____
Type of Roof: Asphalt	Possession: _____	
Renovations: _____ Reno Year: _____	Title to Land: Freehold Strata	
Flooring: Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest: Registered Owner	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Forced Air, Natural Gas	Property Disclosure: Y	
No. of Fireplaces: 0 R/I Fireplaces: _____	Out Buildings: /Garage Sz: 20x24'3	
Fireplace Fuel: _____		
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental: _____		
Fixtures Lease: N		
Fixt Removed: _____		

Legal: **LOT 47 KD PLAN NES3429 DL 2870 LD 26**
 Amenities: **None**
 Site Influences: **Cul-de-Sac, Golf Course Dev., Paved Road, Recreation Nearby, Shopping Nearby**
 Features Incl: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'11 X 14'10			X			X
Main F.	Kitchen	9'2 X 14'8			X			X
Main F.	Dining	11'4 X 14'10			X			X
Main F.	Master Bedroom	12' X 12'2			X			X
Main F.	Bedroom	9'10 X 10'5			X			X
Main F.	Bedroom	9'10 X 10'5			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt: 1,492	Total # Rooms: 6	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.	
Finished Floor Down: 0	Finished Levels: 1	3	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: _____	4	
Total Finished Floor SqFt: 1,492	Basement Area: Crawl	5	
Unfinished Floor: 0	Suite: _____	6	
Grand Total Floor Area: 1,492		7	
		8	

Listing Broker(s): **Royal LePage East Kootenay R/E**

Executive home overlooking the 3rd hole of the Gary Player designed Black Knight Golf Course. This home features an open floor concept with beautiful oak hardwood floor. Living room has sliders leading to deck with breathtaking mountain views. Dining room sits in between the kitchen & living room. Kitchen features stainless steel appliances, gorgeous granite counter tops, solid wood shaker style cabinetry & breakfast bar. Master bdrm has a 4 pce ensuite & walk-in closet. Main floor laundry with porcelain tiles layed in a subway design. Double attached garage. Exterior finished with hardiboard & El Dorado stone. Strata Fees \$124.80/month. *Pricing includes HST(net of rebate), appliance package, landscaping and driveway package.



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Map Location of Properties

