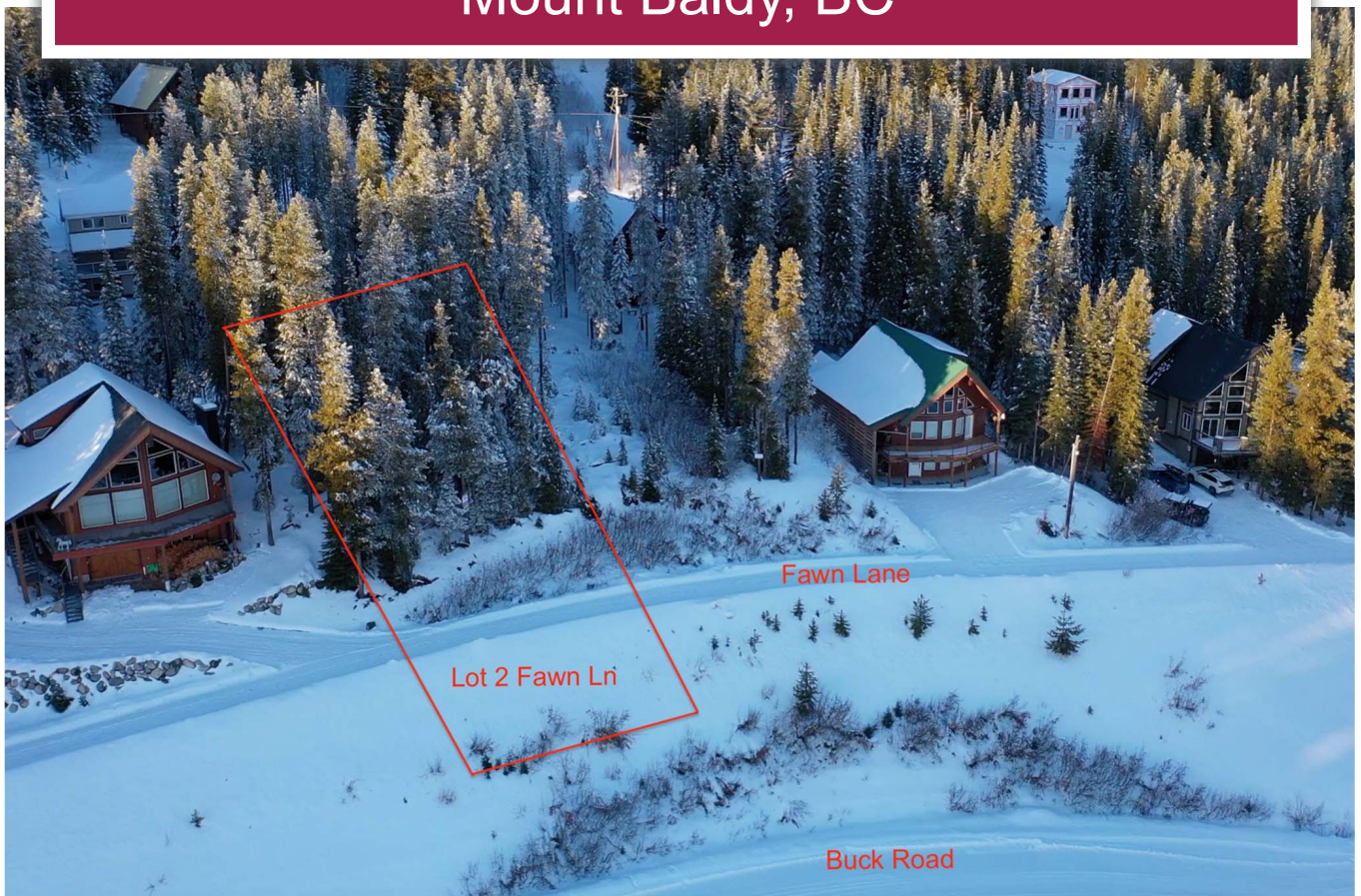




Fabulous View Lot on Fawn Lane
Mount Baldy, BC

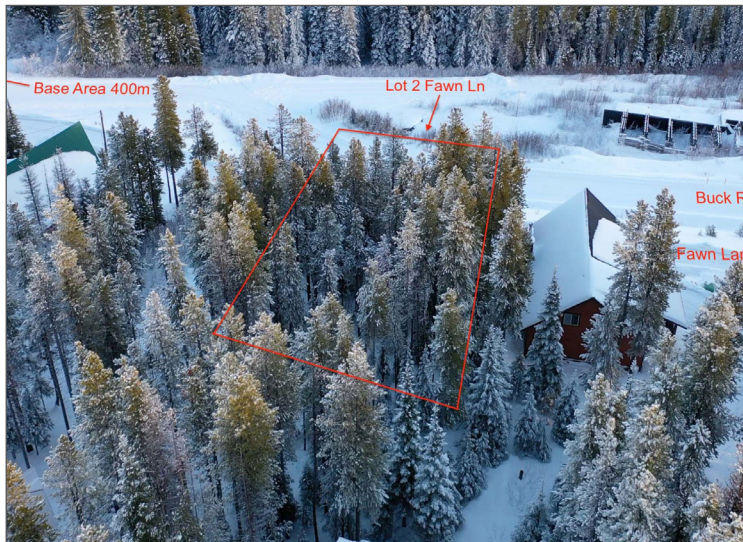


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Fabulous View Lot on Fawn Lane

Mount Baldy, BC

PROPERTY DETAILS

Listing Number:	23236
Price:	\$99,900
Taxes (2023):	\$238
Size:	9,610 ft ²

DESCRIPTION

Do you love winter and snow? The Mount Baldy family ski area has one of the highest base elevations in North America, which means great snow! This area has about 40 or so full-time residents, and in the winter it increases to include all the ski cabin owners and nightly visitors to the resort. But skiing and snowboarding isn't the only activity in the winter . . . there's snowshoeing, sledding, Nordic skiing, and disc golf (bring your snowshoes)!

This sloping lot sits on a hidden lane with 9 lots, with 4 of those undeveloped. The lot is perfect for someone who wants to build a custom view cabin or chalet, with or without a separate suite for some additional revenue or guests. The lot is treed, and perched high above the lots across the street, so no chance of anyone blocking the view! This property sits proudly as one of the first places you see in the last kilometre approach to the resort.

Why pay the higher prices for a lot just a block closer to the mountain? Get your design done and line up your builder this winter, and you can start work in May, and be ready for the 2024-25 ski season!

LOCATION

Lot 2 Fawn Lane - Mount Baldy, BC

DIRECTIONS

Baldy Mountain Resort is located on the southern side of Mount Baldy in the Southern Okanagan region, about 37 km southeast of Oliver, or 77 km southeast of Penticton. McKinney Road is unpaved most of the way from Oliver but it's a nice easy grade, and you can park right near the slopes. Or you can come from Osoyoos (58 km) or Rock Creek (32 km) on Highway 3 and turn onto Mt Baldy Road, which is also unpaved most of the way up as well.

When you arrive at Mount Baldy, turn left onto Cougar Road, and at the Y intersection stay left onto Wapiti Creek Road, then turn right onto Fawn Lane (first right).

AREA DATA

This little ski area perched above BC's wine country is a hidden gem . . . charmingly old-school and it has a really friendly vibe! Baldy is the real deal with excellent glades, lots of snow, no lines and amazing views!

It works for all levels of skiers and riders with 33% beginner runs, 46% intermediate runs and 21% advanced, so the whole family is covered. Compared to other resorts, Baldy is more affordable from buying a day ticket, a season pass or a lot or cabin! The resort offers a few other activities such as snowshoeing, cross-country skiing, winter and summer disc golf, and a toboggan area.



The vertical isn't significant at 397 metres (1,726-2,123 m) but it's enough and the advantage for snow quality is that the base elevation is nice and high. The ski resort has 3 lifts which includes 1 quad chair, 1 double chair, and a magic carpet. Baldy feels like ski hills did in the 1970s and '80s, family oriented and relaxed!

Having skied MANY ski areas from Eastern Canada and now BC and Alberta, I can honestly say that Baldy is my favourite! This year Baldy will be open 7 days a week, however, the Eagle chair will not operate on Tuesdays and Wednesdays. So if you like powder, come on a Thursday, which are epic for the skiing and riding on the Eagle chair!

RECREATION

In winter, the resort is renowned for its light dry powder, among all that fresh pow Baldy Mountain provides terrain-based learning and has activities for everyone: skiing, snowboarding, cross-country skiing and snowshoeing. Snowmobiling (sledding) isn't permitted in the resort area, but there's plenty

of Crown land beyond for exploring. There's an 18-hole disc golf course beside the base area as well.

In summer, there's hiking and mountain biking under your own power. People like to escape the hot Okanagan Valley to the cooler temperatures at Baldy. The Resort has plans to develop the mountain into more of a four-season destination, so stay tuned!

HISTORY

Baldy Mountain Resort was founded in 1968. The beginnings of Baldy Mountain Resort lie in a community of passionate winter enthusiasts who saw the potential for amazing outdoor experiences. These enthusiasts overcame many challenges and put their hearts into the development of Baldy Mountain Resort.

Prior to the development of Baldy Mountain Resort, Borderline Ski Club operated a family ski area on Hedlund's Ranch near Bridesville. The season was short at that elevation, and skiers were looking for more challenging terrain. The club had their eyes

on Baldy Mountain, and a few members ventured to Baldy on snowmobiles to check out the area.

In 1967 a group formed a limited company, put together some financing, and began the process of moving from the ranch to Baldy. Borderline Ski Club voted on September 24th, 1968 to transfer their assets and liabilities to Mt. Baldy Recreations Ltd. Following this, the last four miles of the access road was constructed, the lodge built, runs cleared, and the T-bar moved.

Baldy Mountain Resort opened for the 1968-69 season, with the McKinney T-bar and beginners rope tow operating. There were snowcat rides to the top of Baldy Mountains on Sunday afternoons—\$1.00 for the ride.

In the early days, grooming was done by soft-packing with a culvert towed by a Nodwell snowcat. Once when the snowcat broke down, all the local kids were recruited to ski pack one run.

In the mid-eighties, the original owners were aging, and some prospective purchasers failed to complete. After a missed season with an unsuccessful deal before the courts, Borderline Ski Club then leased the operation from the original owners. The club ran a bare-bones operation with new skiers unloading at Tower 3 on the Baldy lift. The McKinney Tee re-opened after the club had been operating for a few years.

The T-bar was purchased from Westcastle, near Pincher Creek. The crew traveled to Alberta to dismantle it, constructed new wooden towers and had the “Baldy Tee” ready to open Boxing Day 1970.

The Mount Baldy Community purchased Mt. Washington’s (Vancouver Island) Blue Chair, and installed it in time for the 1999-2000 season.

The Sugarlump lift was installed for the 2007-2008 season. As well, the installation of a Magic Carpet was a vast improvement in teaching terrain. Sugarlump is a fixed-grip quad chairlift with a total uphill capacity of 750 persons per hour.

The recent purchase of Baldy Mountain Resort by an investment group in 2016, whose plan is to revitalize the resort with fiscal stability and long-term, planning is just what the mountain needed.

MAP REFERENCE

49° 9'0.19"N and 119°14'21.26"W

SERVICES

Water and sewer are in the road beside the property, as is electrical service. Internet is currently provided by wireless signal from China Creek, however, there are other options like Starlink high-speed satellite Internet. Wireless service is available from TELUS for your smartphone.

IMPROVEMENTS

None.

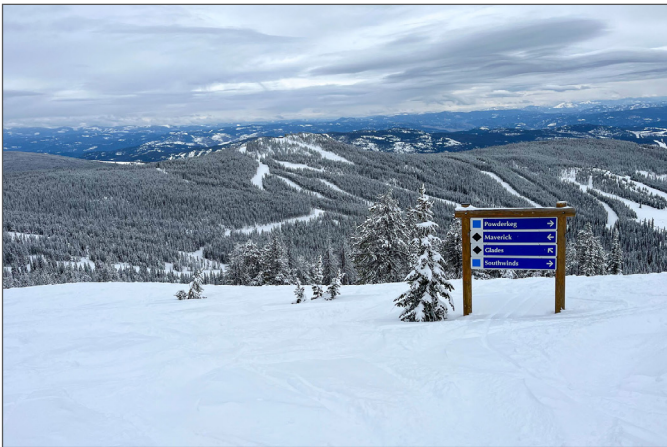
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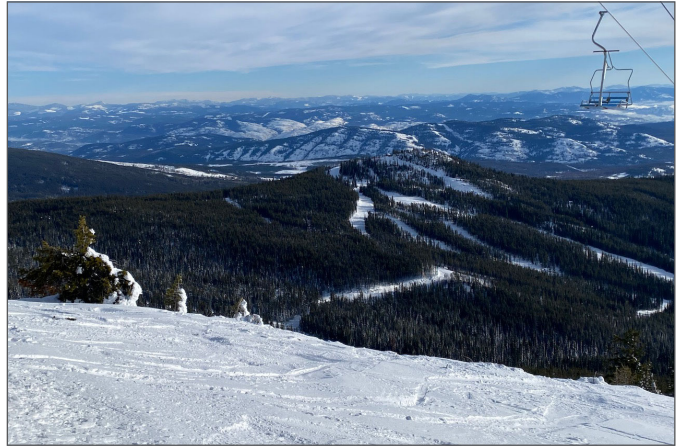
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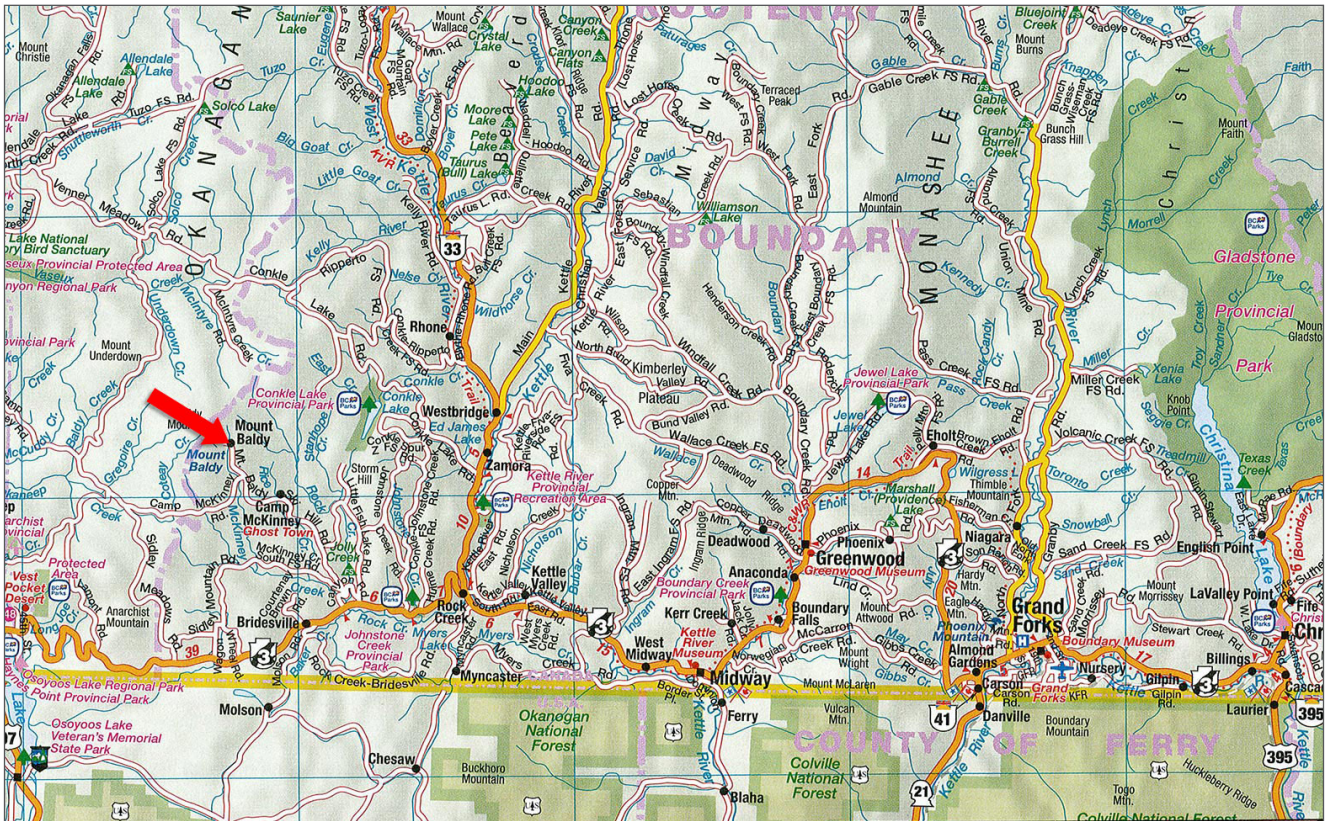
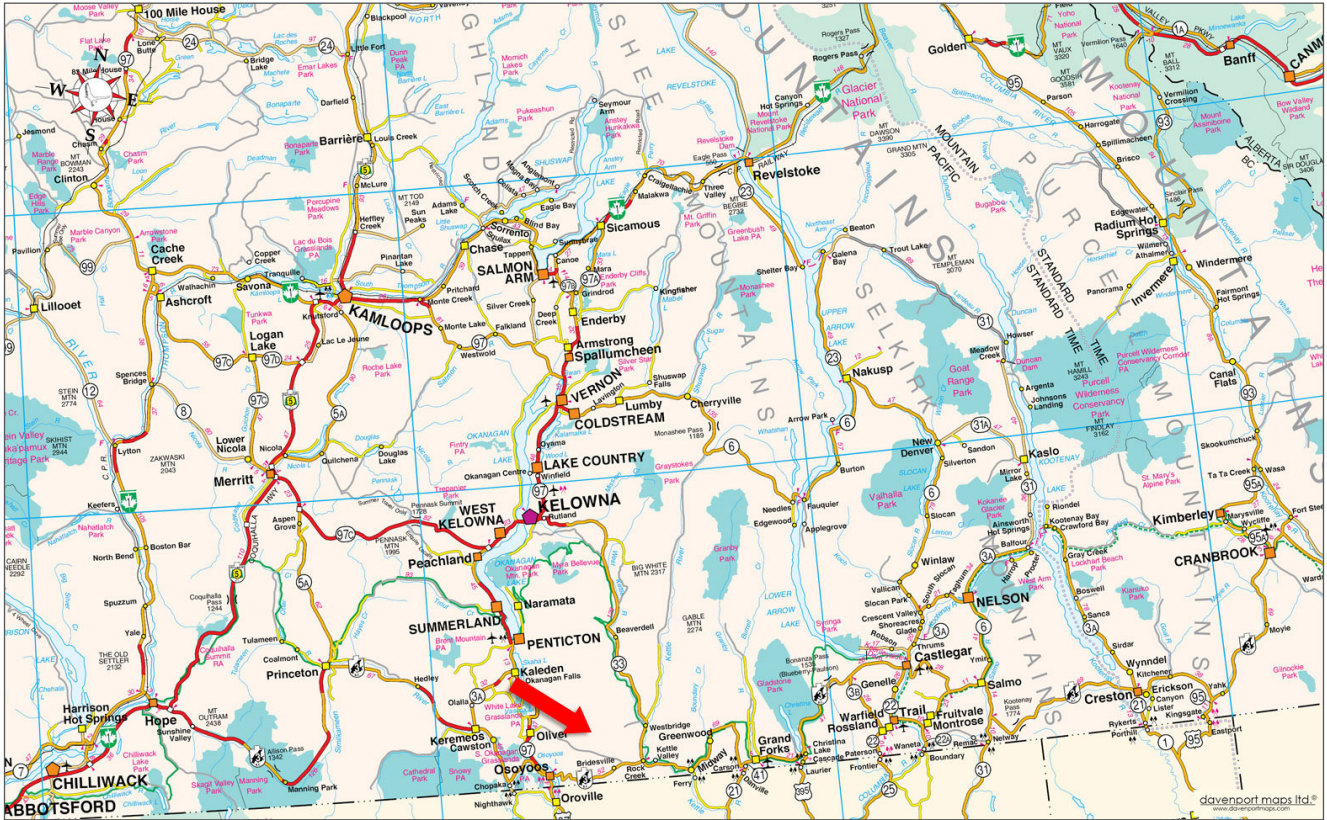
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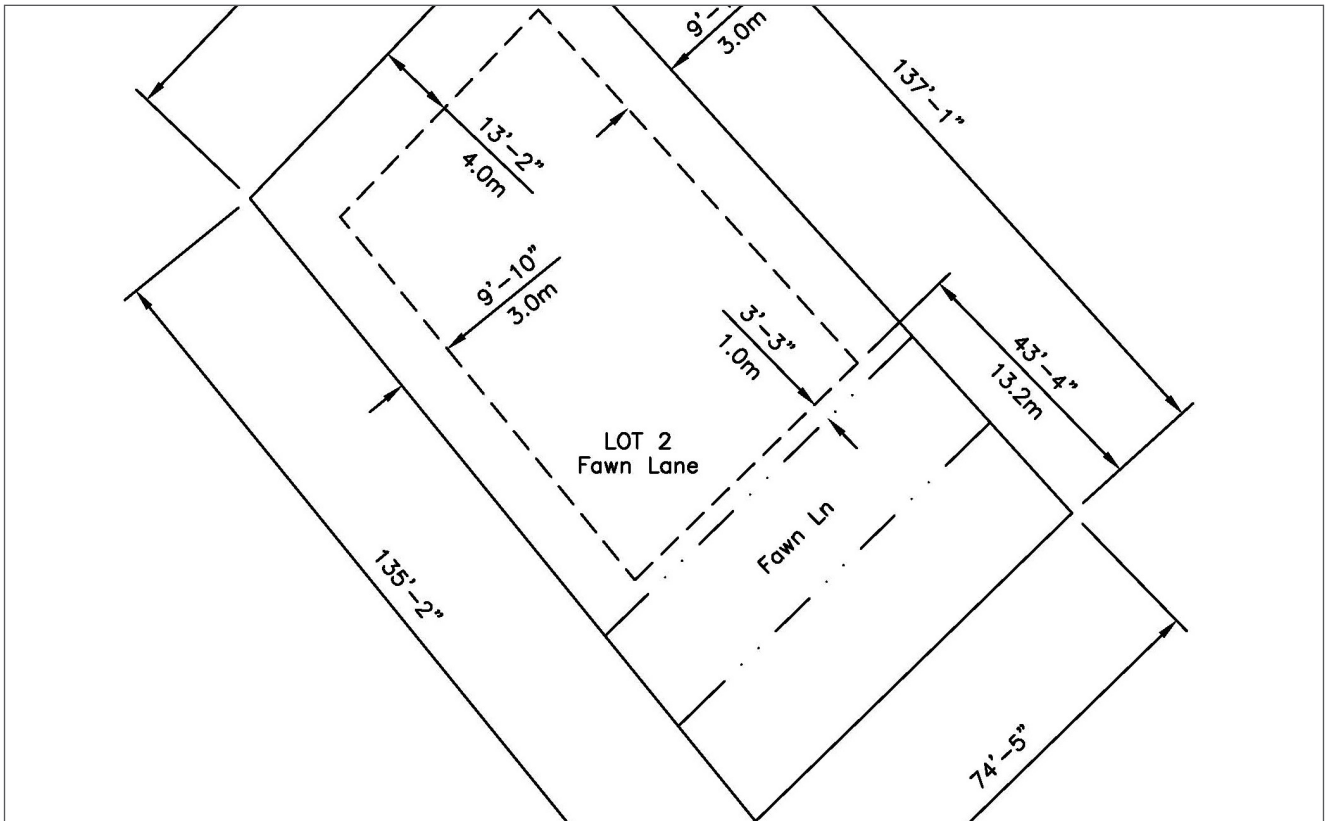
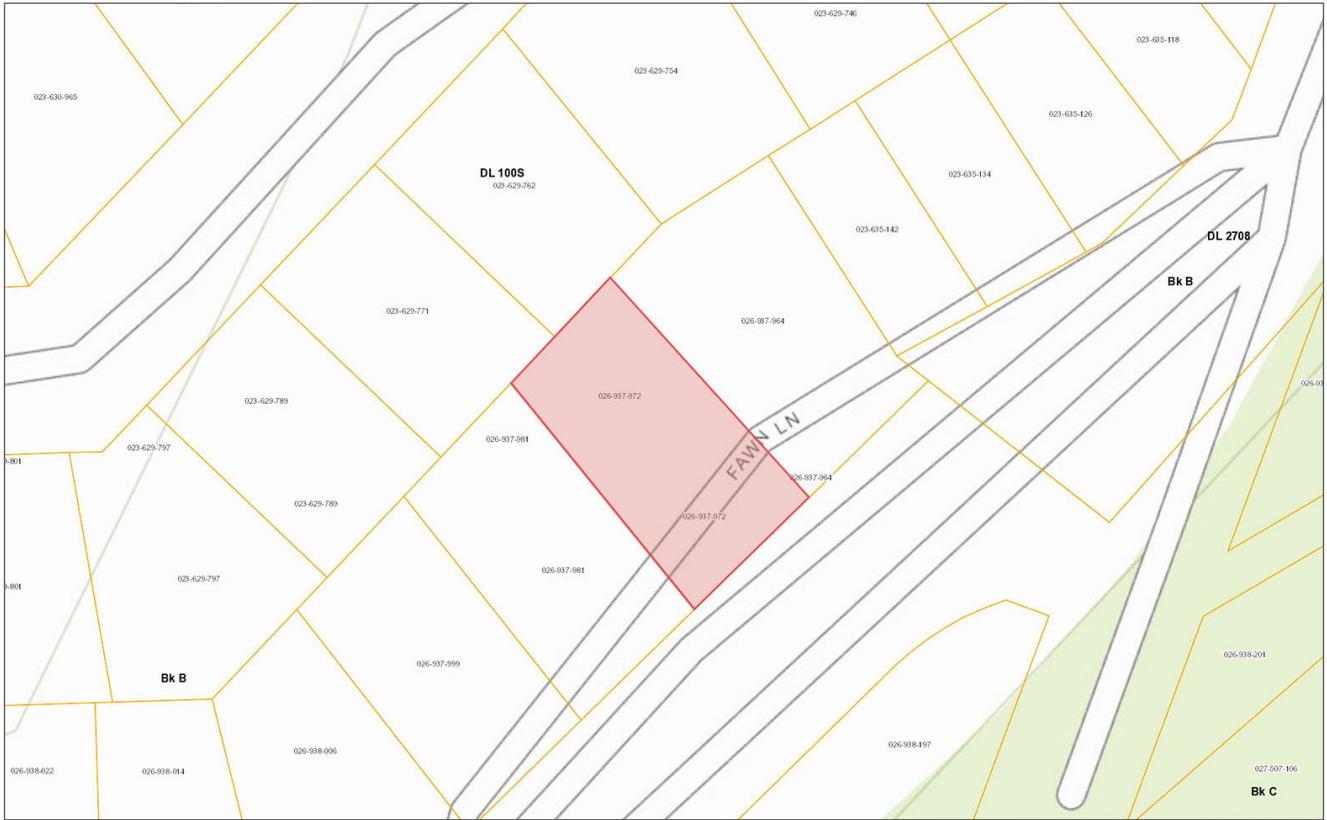
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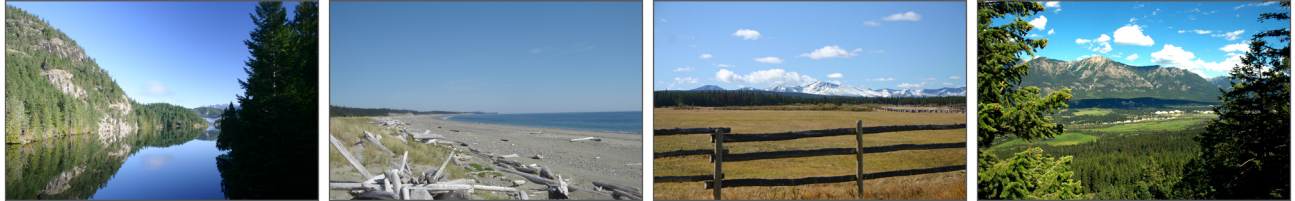








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