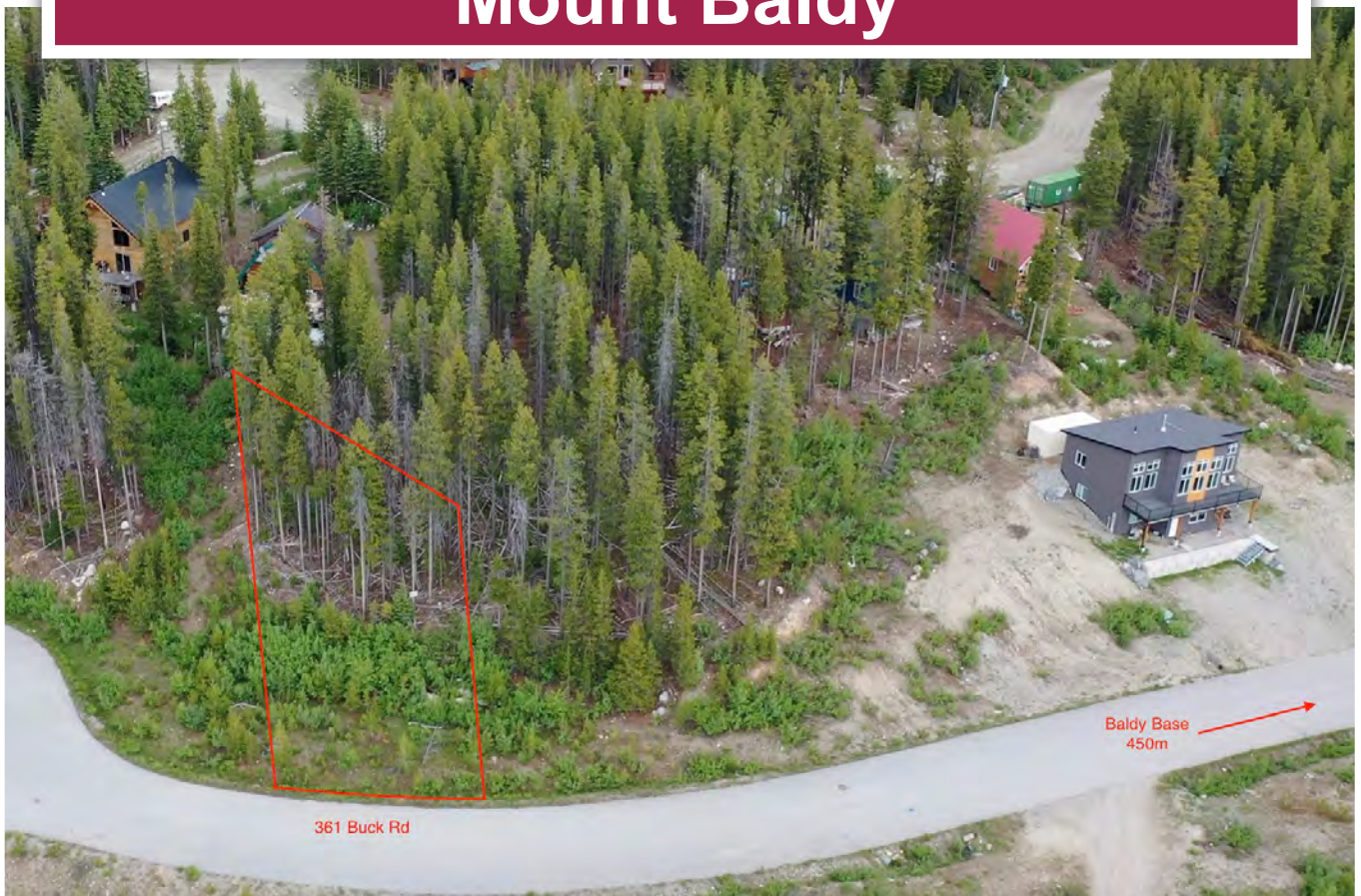




**Most Affordable Lot at  
Mount Baldy**



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# Most Affordable Lot at Mount Baldy

## PROPERTY DETAILS

<b>Listing Number:</b>	24216
<b>Price:</b>	\$89,900
<b>Taxes (2024):</b>	\$300
<b>Size:</b>	7,144 sq. ft.
<b>Zoning:</b>	R-2 zone

## DESCRIPTION

Mt. Baldy Resort, located in the South Okanagan region of British Columbia, is a hidden gem renowned for its stunning natural beauty and diverse outdoor activities. Nestled about 30 km northeast of Oliver, the resort boasts a laid-back atmosphere that appeals to both seasoned winter sports enthusiasts and families alike. With a history that dates back to the 1950s, Mt. Baldy has developed a reputation for its excellent skiing and snowboarding facilities, featuring over 30 runs that cater to all skill levels. The resort's unique location, at an elevation of 2,274 metres (7,460 feet), offers breathtaking panoramic views of the surrounding mountains and valleys, making it a picturesque destination throughout the year.

In addition to winter sports, Mt. Baldy Resort is a year-round playground. During the warmer months, visitors can enjoy hiking, mountain biking, and wildlife watching amid the stunning alpine scenery. The resort features a variety of trails, ranging from easy walks to more challenging hikes, allowing guests to explore the area's diverse ecosystems and enjoy the vibrant flora and fauna. Furthermore,

the resort's commitment to sustainability and conservation is evident in its efforts to maintain the natural landscape and minimize environmental impact. With its combination of beautiful vistas, recreational opportunities, and a welcoming community atmosphere, Mt. Baldy Resort provides an exceptional outdoor experience in the heart of British Columbia's South Okanagan.

The resort is divided into 2 residential areas, with the original Eagle zone being a bare land strata, and the Wapiti zone being non-strata. This property sits in Wapiti and allows rental or in-law suites on all properties. The lot is gently sloping from north to south with water, sewer and power in the road at the lot line. The property gets all day sun, and sits on the high side of the street. At around 450 m from the base area, you would walk up the road to Cougar Road and then you can ski down to the base area, and when coming home for lunch or at the end of the day, it is ski-in. This is the best priced lot at the resort, so get up here to see it before it's gone!

## LOCATION

361 Buck Road - Mount Baldy, BC

## DIRECTIONS

When you arrive at the resort turn left onto Cougar Road. Stay left at the Y intersection which turns into Wapiti Creek Road, then right onto Buck Road. The property is near the end of the cul-de-sac on the right.



## VEGETATION

Mount Baldy, located near Oliver, features a variety of flora. The region is predominantly covered in forests of Douglas fir, western redcedar, and western hemlock. The mountain's lower slopes are also home to a variety of deciduous trees, including black cottonwood, and bigleaf maple. In addition to these trees, the mountain's terrain supports an array of wildflowers and grasses, such as sweet vernal grass and red clover.

## MAP REFERENCE

49° 8'58.72"N and 119°14'30.82"W

## SERVICES

Power, water and septic are all in the road at the property line.

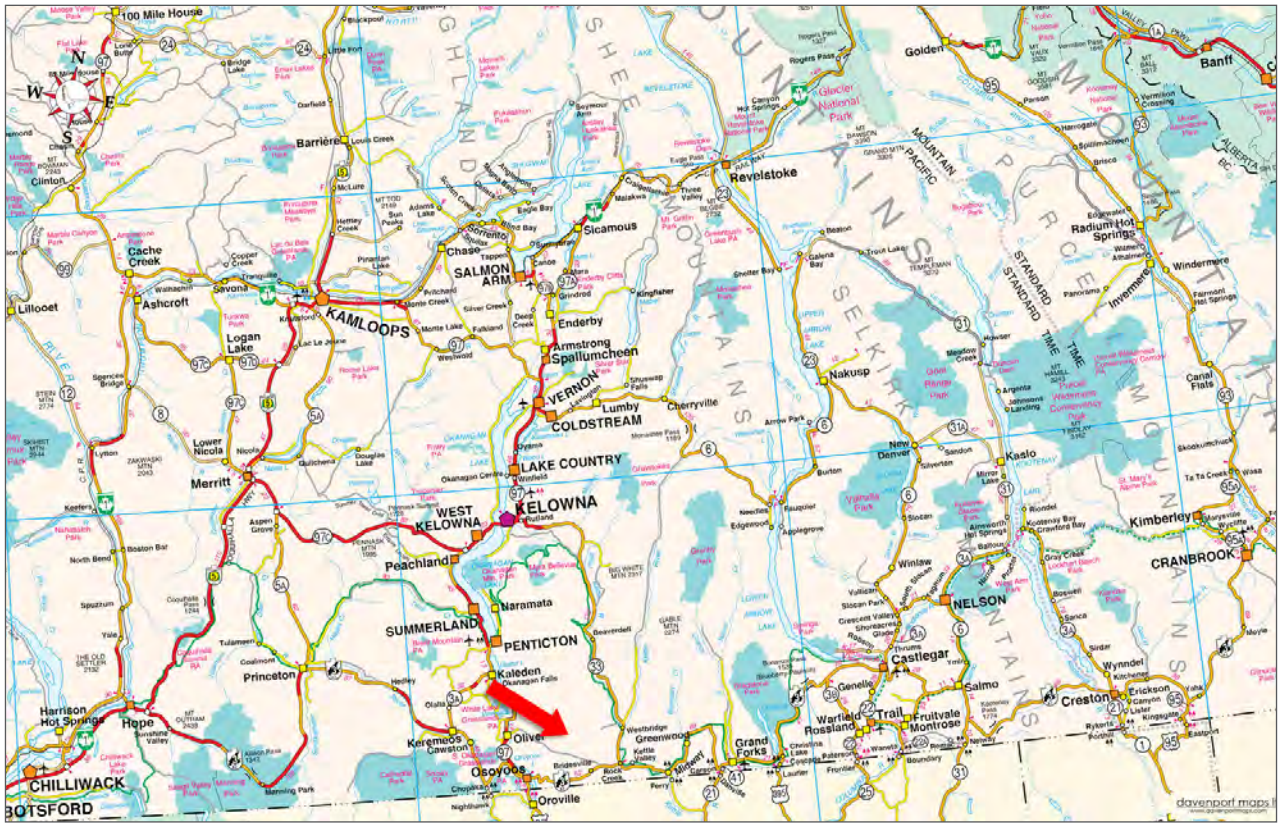
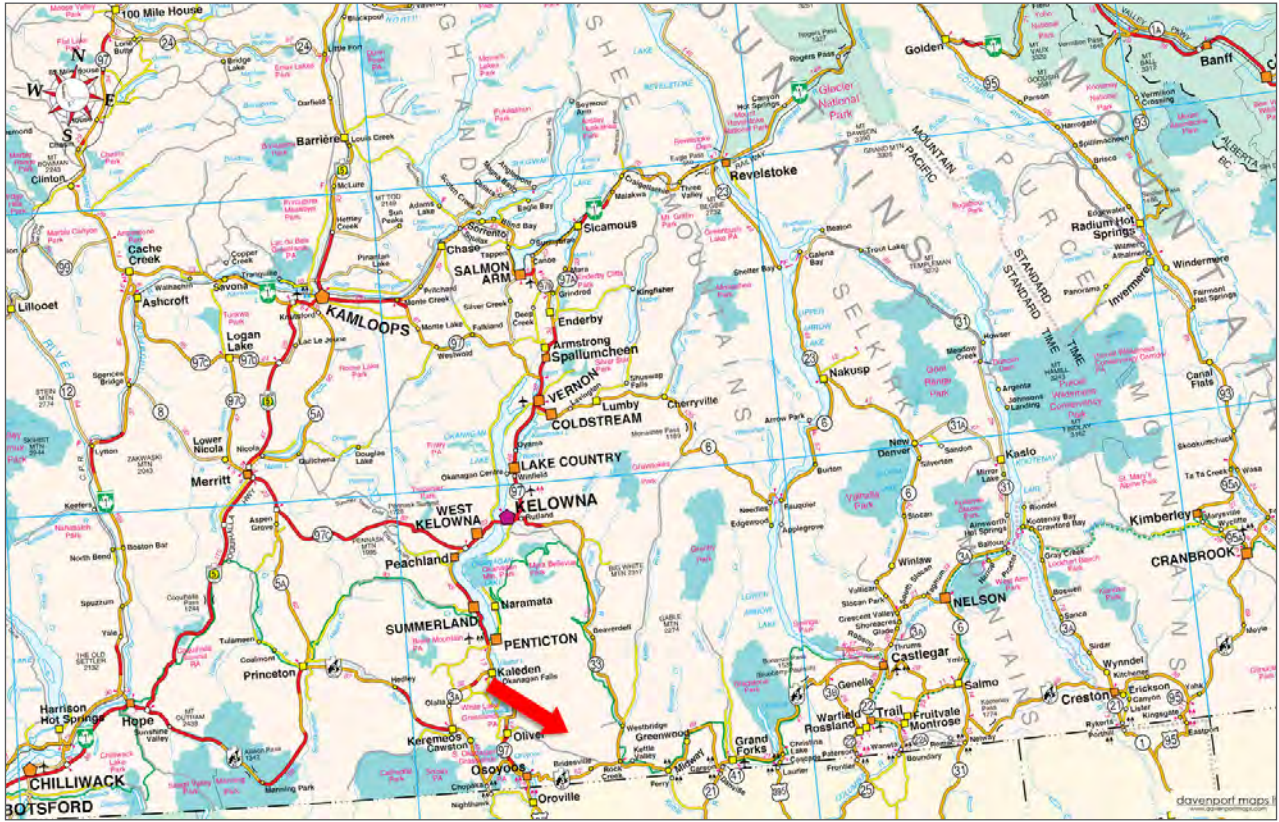
## IMPROVEMENTS

None.

## LEGAL

Lot 13 District Lot 100S Similkameen Division Yale  
District Plan KAP82817 - PID 026-938-081











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