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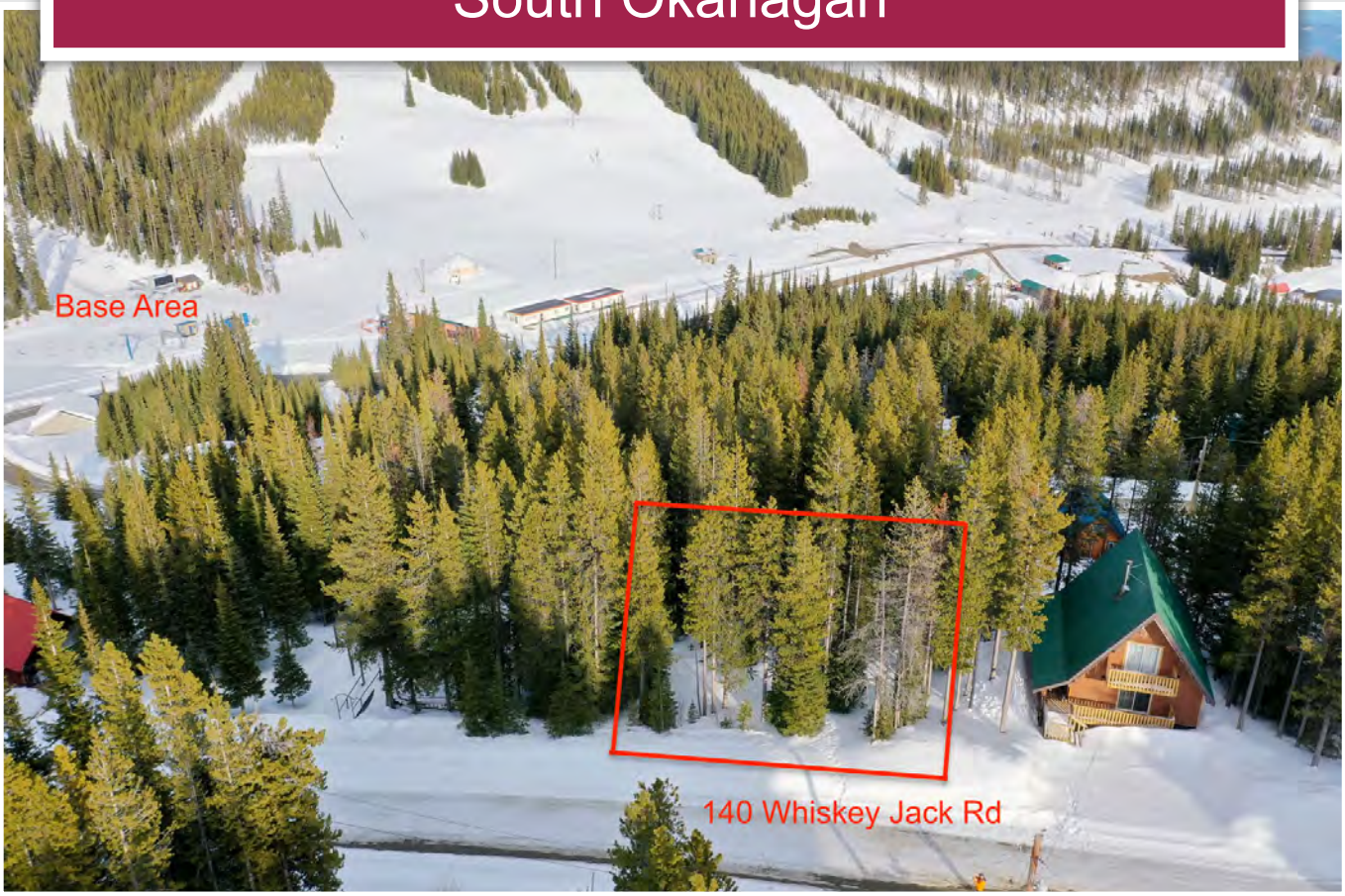
Ski Cabin Lot at Baldy Resort

South Okanagan



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Ski Cabin Lot at Baldy Resort

South Okanagan

PROPERTY DETAILS

Listing Number:	26274
Price:	$129,900
Taxes (2025):	$329
Size:	8,577 sq. ft.

DESCRIPTION

Do you love winter and snow? The Baldy Resort 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, disc golf!

Lot 62 on Whiskey Jack Road is only about 20 seconds from the base on your skis or board. This treed lot is ready for your design ideas . . . and you have the space to do something special! This is a ski-in ski-out location right above the base area! Now is your opportunity to buy into Baldy Village, the most affordable of all Okanagan resorts. Are you ready to build your dream ski chalet or year-round home?

Once you park, you won't need your vehicle until you're ready to leave the village. Water and sewer connections are in the road beside the property, there's also an informal lane behind the lot which is used by some to access the ski area, or in the dry months to access the back of the lot without any issues. This sloped property faces south and gets filtered sun all day.

The zoning allows you to build a 2.5 storey home with a 25% lot coverage, so I've put together some sketches showing set-back requirements and buildable areas. The maximum footprint would have to be 2,144 square feet, based the lot size of 8,577 square feet.

For those who don't know Baldy Resort, 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 much more affordable, whether buying a day ticket, a season pass, or buying a lot or cabin! The resort offers a few other activities such as snowshoeing, cross-country skiing, winter 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 one of the highest in North America! The resort only has 3 lifts which includes 1 quad chair, 1 double chair, and a magic carpet. Baldy feels like ski hills did in the 1970's and '80's, family oriented and relaxed! If you like powder come on a Thursday, as the mountain only runs one lift on Tuesday and Wednesdays, so Thursdays are usually epic!



Baldy has a Master Plan for the development of the Resort which embraces a “slower” recreation ambiance while preserving snow conditions. Low density powder and glade skiing is what it’s all about. At buildout Baldy could have 13 ski lifts servicing over 150 trails and a skiable terrain of about 1,725 acres! The proposed base area will take on a “retreat” and “escape” ambiance, complementing the mountain’s natural attributes. Baldy will have two base areas as focal points linked by Nordic and alpine trails, the trail network and a “people-mover” lift. Baldy Village will include a variety of buildings housing hotels, condo-tels, retail outlets, convention facilities, resort spa and services. Additionally, the first and last holes of the golf course begin and end at the Village.

If you are thinking about a long term investment that you can enjoy, then Baldy makes good sense, as long as you’re not in a hurry.

LOCATION

140 Whiskey Jack Rd - Mount Baldy, BC

DIRECTIONS

Baldy Mountain Resort is located on the southern side of Mt Baldy in the Southern Okanagan region of BC Canada about 37 km southeast of Oliver, or 77 km southeast of Penticton. McKinney Road is unpaved for about 18 km 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.

When you arrive at Mt Baldy, turn left onto Cougar Road, at the Y intersection stay right on Cougar Road, then turn right onto Whiskey Jack (second right) and the property will be near the end on the right side.

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 very inexpensive from buying a day ticket, a season pass or a lot or a cabin! The resort offers a few other activities such as snowshoeing, cross-country skiing, and winter 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! If you like powder come on a Thursday, as the mountain only runs one lift on Tuesday and Wednesdays, so Thursdays are usually epic!

RECREATION

In winter, the resort is renowned for its light dry powder, among all that fresh pow Baldy 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 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.

Prior to the development of Baldy Mountain, 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 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.

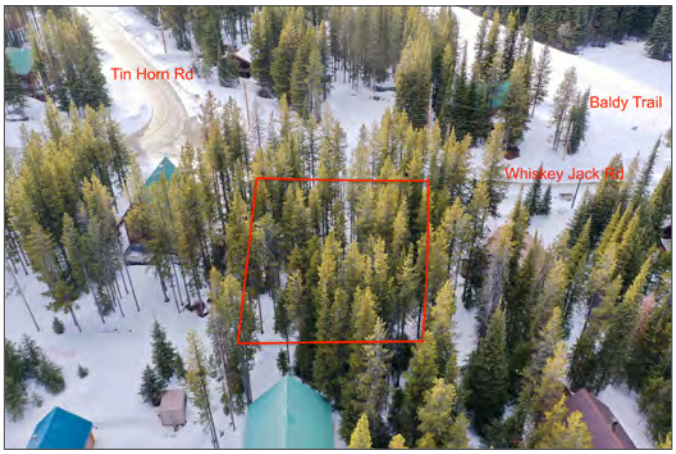
In the mid-eighties, the original owners were aging, and some prospective purchasers failed to complete. After a missed season with an unsuccessful deal before the courts, Borderline Ski Club then leased the operation from the original owners. The club ran a bare-bones operation with new skiers unloading 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° 9’10.46”N and 119°14’21.33”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, If enough residents request it, fibre optic internet service could be brought in by TELUS, or Starlink offers high speed wireless service from outer space.

ZONING

RDKB Eagle Residential 1 Zone (R1)

LEGAL

Strata Lot 62 District Lot 100S Similkameen Division Yale District Strata Plan KAS1840 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form

PID 023-630-531


ALBERTA
CANADA
BRITISH COLUMBIA
WASHINGTON
IDAHO
MONTANA
Ocean
Calgary
Vancouver
Victoria
Kelowna
Penticton
Vernon
Kamloops
Prince George
Nanaimo
Whistler
Banff
Jasper
Revelstoke
Golden
Cranbrook
Kimberley
Nelson
Castlegar
Trail
Creston
Grand Forks
Osoyoos
Oliver
Princeton
Merritt
Hope
Chilliwack
Abbotsford
Salmon Arm
Sicamous
Lillooet
Ashcroft
Cache Creek
Clinton
Williams Lake
Quesnel
Prince Rupert
Terrace
Kitimat
Fort St. John
Dawson Creek
Fort Nelson
Whitehorse
Yellowknife
Edmonton
Red Deer
Lethbridge
Medicine Hat
Great Falls
Spokane
Seattle
Bellingham
Port Angeles
Olympia
Portland
Boise
Missoula
Billings
Calgary
Edmonton
Saskatoon
Regina
Winnipeg
Fargo
Minneapolis
Chicago
Toronto
Ottawa
Montreal
Quebec City
Halifax
Moncton
Fredericton
Charlottetown
St. John's
Iqaluit
Rankin Inlet
Baker Lake
Cambridge Bay
Inuvik
Tuktoyaktuk
Norman Wells
Fort Simpson
Hay River
Fort Smith
Yellowknife
Whitehorse
Dawson City
Watson Lake
Haines Junction
Skagway
Juneau
Ketchikan
Prince Rupert
Port Hardy
Campbell River
Courtenay
Nanaimo
Victoria
Duncan
Chemainus
Ladysmith
Parksville
Qualicum Beach
Tofino
Ucluelet
Port Alberni
Gold River
Zeballos
Kyuquot
Port Hardy
Alert Bay
Sointula
Port McNeill
Port Hardy
Bella Coola
Anahim Lake
Hagensborg
Stuie
Tatlayoko Lake
Nimpo Lake
Puntzi Lake
Chilko Lake
Tatla Lake
Alexis Creek
Anahim Lake
Bella Coola
Stuie
Hagensborg
Kimsquit
Ocean Falls
Shearwater
Bella Bella
Klemtu
Namu
Rivers Inlet
Port Hardy
Port McNeill
Alert Bay
Sointula
Port Alice
Zeballos
Kyuquot
Tofino
Ucluelet
Port Alberni
Gold River
Campbell River
Courtenay
Comox
Cumberland
Powell River
Sechelt
Gibsons
Pender Harbour
Egmont
Earls Cove
Saltery Bay
Lund
Powell River
Texada Island
Vancouver
Burnaby
Richmond
Surrey
Delta
White Rock
New Westminster
Coquitlam
Port Coquitlam
Port Moody
North Vancouver
West Vancouver
Bowen Island
Horseshoe Bay
Lions Bay
Squamish
Whistler
Pemberton
Mount Currie
Lillooet
Lytton
Boston Bar
North Bend
Spuzzum
Yale
Hope
Harrison Hot Springs
Agassiz
Mission
Abbotsford
Chilliwack
Sumas
Huntingdon
Aldergrove
Langley
Fort Langley
Maple Ridge
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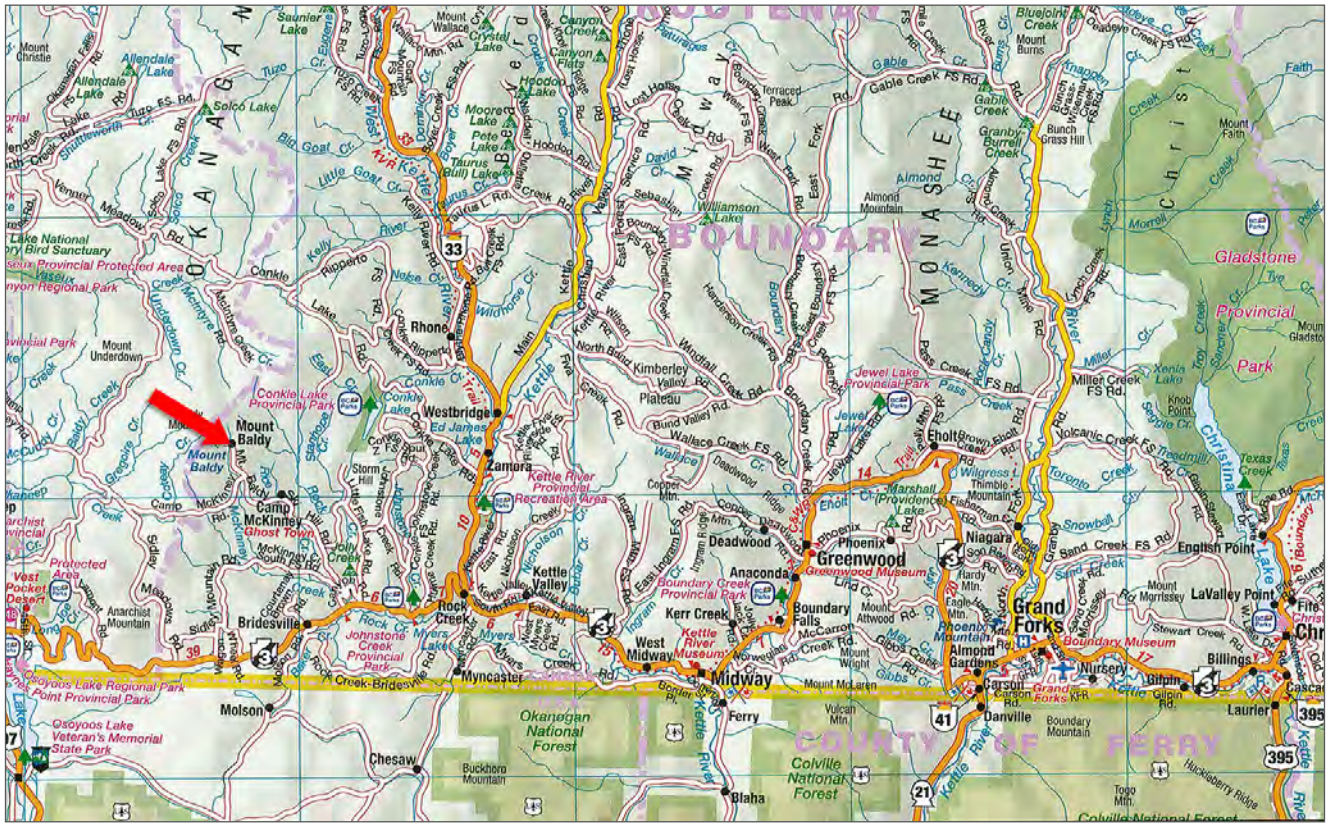
Mount Baldy
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Camp McKinney Ghost Town
Conkle Lake Provincial Park
Westbridge
Zamora
Rhone
Kettle River Provincial Recreation Area
Bridesville
Rock Creek
Kettle Valley
Myncaster
Molson
Chesaw
Osoyoos Lake Veteran's Memorial State Park
Osoyoos Lake Regional Park
Okanagan National Forest
Colville National Forest
Midway
West Midway
Kerr Creek
Boundary Creek Provincial Park
Anaconda
Deadwood
Greenwood
Greenwood Museum
Phoenix
Eholt
Jewel Lake Provincial Park
Marshall (Providence) Lake
Niagara
Grand Forks
Boundary Falls
Boundary Museum
Almond Gardens
Carson
Danville
Ferry
Blaha
Togo Mtn.
Gladstone Provincial Park
English Point
LaValley Point
Billings
Laurier
Nursery
Gilpin
Plateau
Kimberley
Wallace Creek FS Rd.
Miller Creek FS Rd.
Volcanic Creek FS Rd.
Sand Creek FS Rd.
Boundary Mountain
Buckhorn Mountain
Huckleberry Ridge
Mount Underdown
Anarchist Mountain
Mount Christie
Mount Wallace
Mount Burns
Mount Faith
Bunch Grass Hill
Granby Burrell Creek
Gable Creek
Almond Mountain
Mount McLaren
Vulcan Mtn.
Eagle Mtn.
Hardy Mtn.
Thimble Mountain
Phoenix Mountain
Mount Attwood
Mount Morrissey
Knob Point
Texas Creek
Toronto Creek
Snowbell
Sand Creek
Stewart Creek
Gibbs Creek
Mary Creek
Rock Creek-Bridesville
Johnstone Creek Provincial Park
Myers Lake
Myers Creek
Kettle River Museum
Norwegian Creek
McCarron Creek
Rd.
Creek
Lake
Mountain
Ridge
Valley
Flats
Meadows
Gardens
Wildhorse Creek
Kettle River
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Christina Lake
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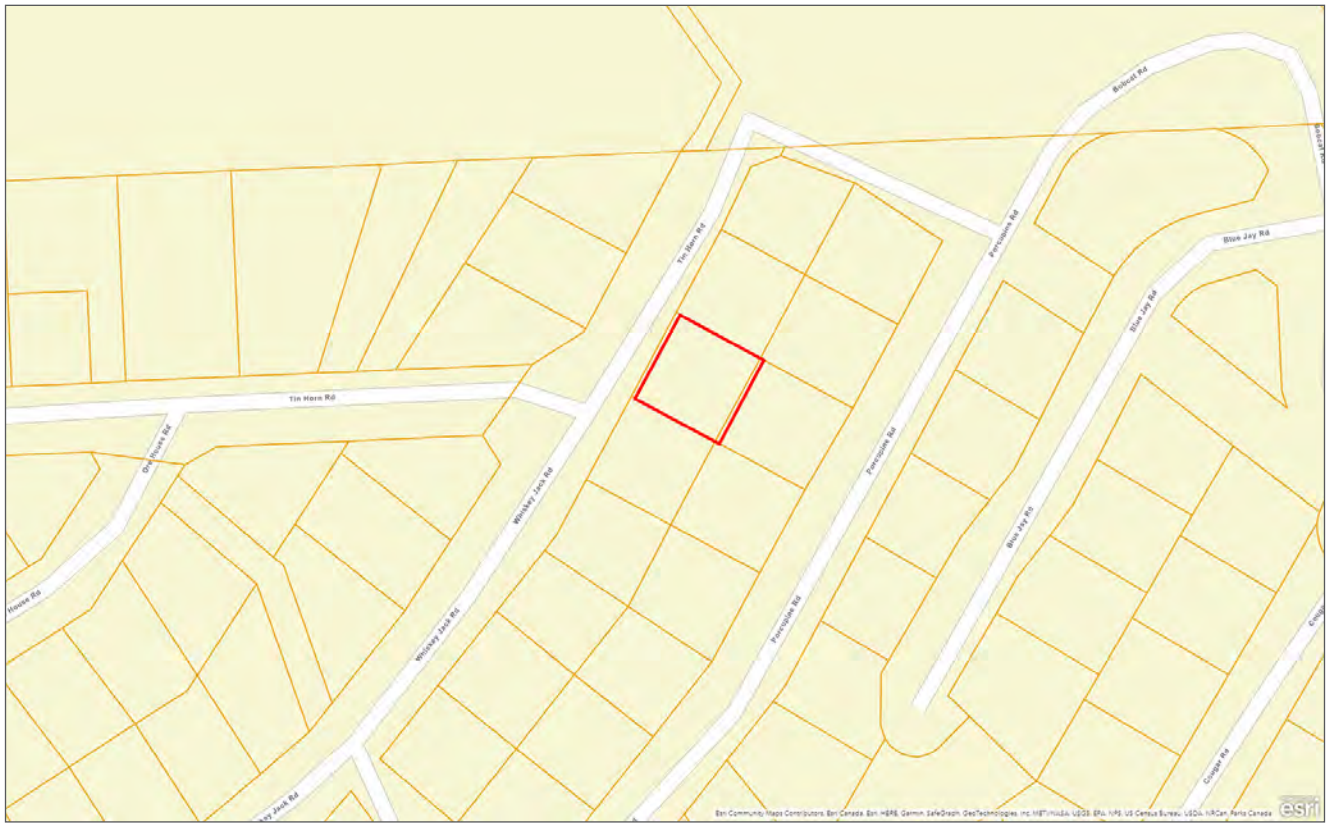
Tin Horn Rd
Whiskey Jack Rd
Porcupine Rd
Blue Jay Rd
Bobcat Rd
Cougar Rd


93'-0"
6'-6"
92'-3"
20'-0"
LOT 62
Whiskey Jack
Road
13'-0"
92'-3"
6'-6"
93'-0"
TOTAL LOT SIZE: 8,577sq.ft
SETBACK ENVELOPE: 4,753sq.ft
BUILDABLE FOOTPRINT: 2,144sq.ft
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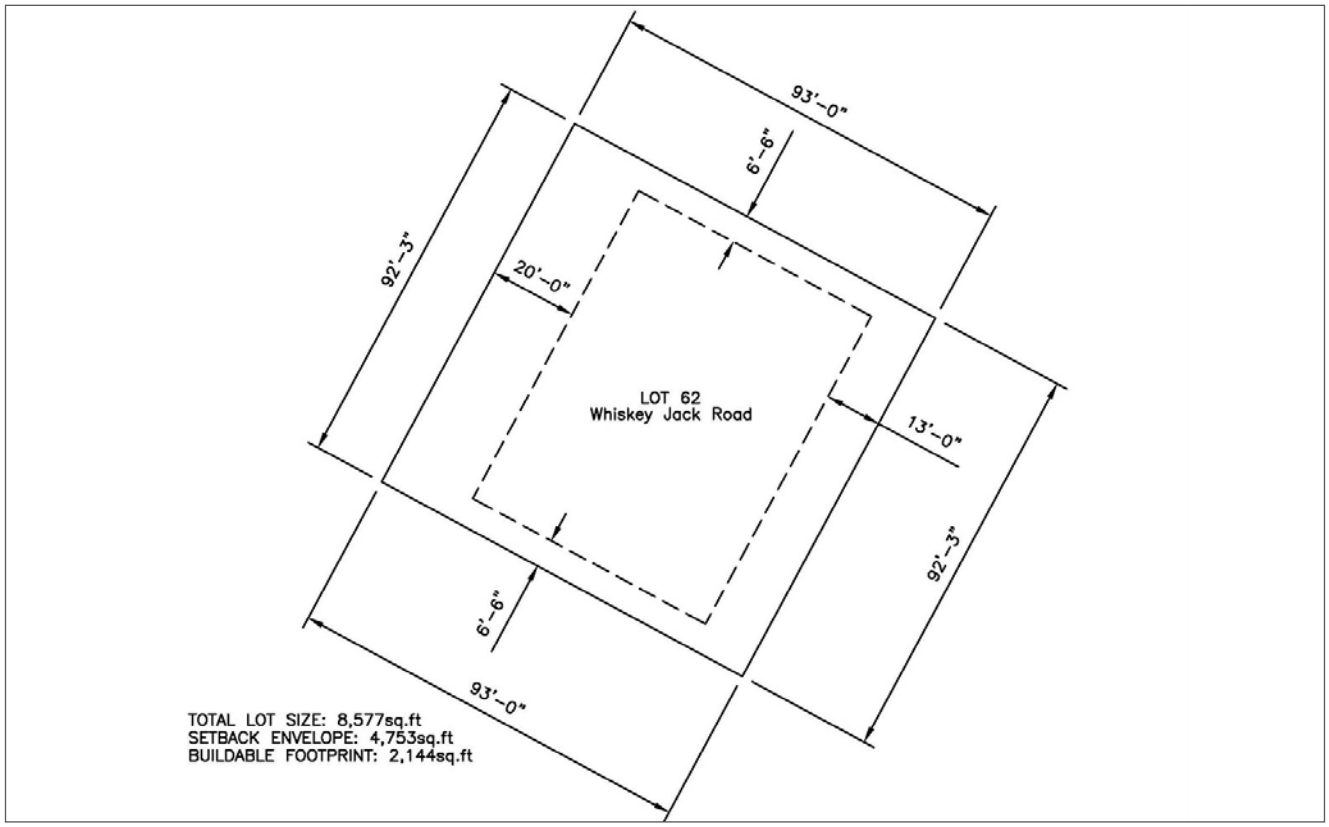
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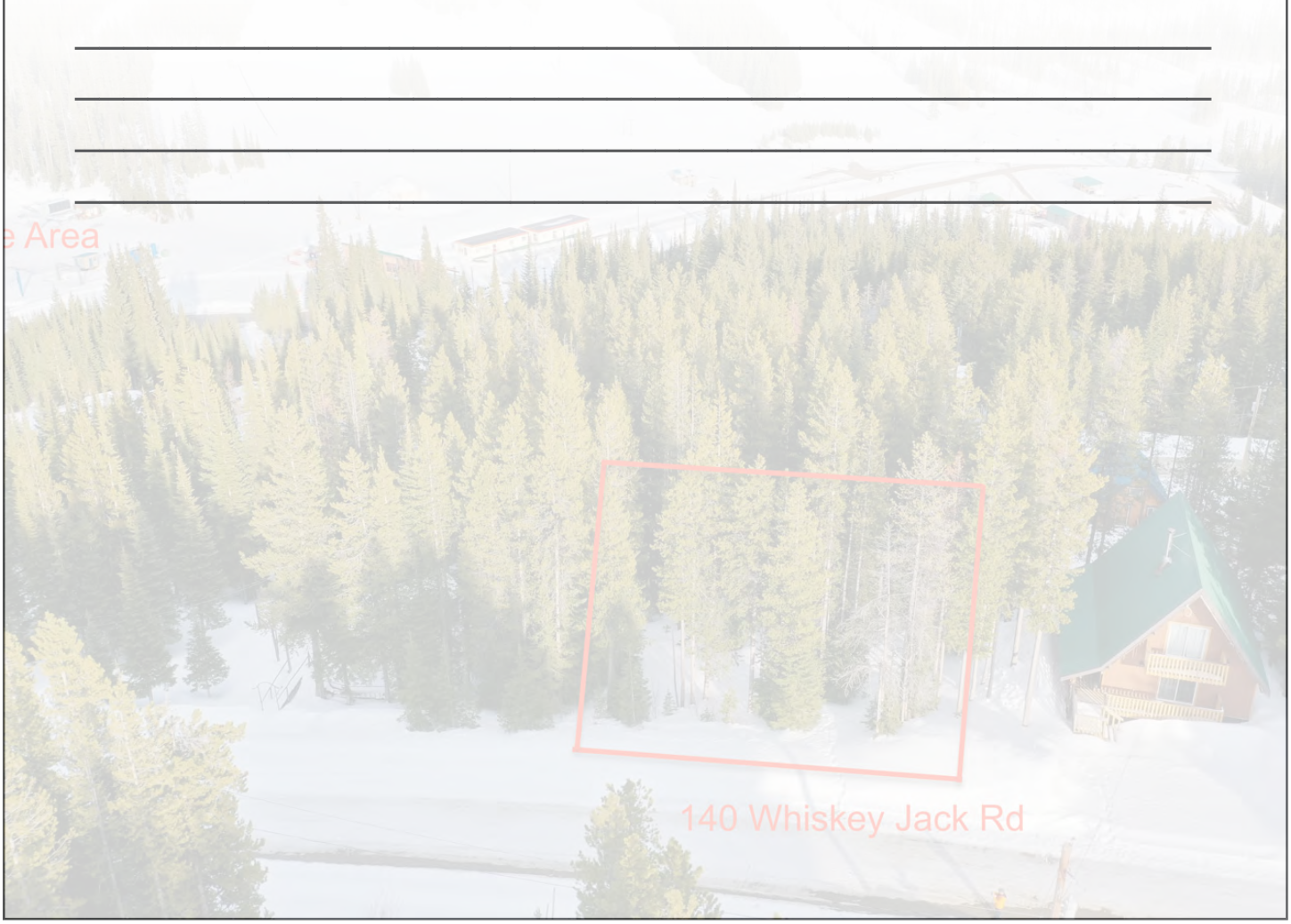

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