



300 COUGAR Road Oliver British Columbia

\$89,000

Build your mountain retreat on this affordable ¼-acre lot along sought-after Cougar Road at Mount Baldy Ski Hill. The property offers an excellent building profile for a level-entry home from the street with a daylight basement below and the potential for an additional level above, creating flexibility for a full-time residence or rec getaway. Cougar Road is one of Mount Baldy's most desirable developed areas, offering the ability to ski directly toward the main chairlifts and enjoy an easy downhill run to the lodge. Properties in this area may also accommodate vacation rental use, whether renting the entire home as a vacation rental or operating as a bed and breakfast. Mount Baldy has exceptional snow quality, a relaxed atmosphere and a genuine small-mountain community. Begin at your front door with downhill skiing, snowshoeing and cross-country opportunities all close at hand. Summer bring a quieter cooler mountain lifestyle surrounded by forest, trails, fresh air and endless opportunities to explore. Year-round road access connects Mount Baldy with Highway 97 near Oliver and Highway 3 near Osoyoos, making the mountain accessible from anywhere in BC or Washington. Affordable, family-oriented and refreshingly uncrowded, Mount Baldy has developed a loyal community of recreational owners and year-round residents who value the mountain for exactly what it is: a place where neighbours know one another, powder days still feel special and life moves at a different pace.

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