



140 Whiskey Jack Road Oliver British Columbia

\$129,900

The Baldy Resort family ski area has one of the highest base elevations in North America, which means great snow! The resort has about 40 full-time residents, which increases in the winter 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! This ski-in ski-out location is right above the base area! Just step into your skis or snowboard and it's about 20 seconds to the lifts. Once you park, you won't need your vehicle until you're ready to leave the village, as everything is walkable and close. 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. This sloped property (which would allow you to have a walk-out basement) has a south exposure and gets filtered sun all day. The zoning allows you to build a 2.5 storey home with a 25% lot coverage. The maximum footprint would have to be 2,144 square feet, based on the lot size of 8,577 square feet. This 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? There are a limited number of vacant lots left, and none are as close to the slopes as this one. There's no hotel at the resort, so short-term rentals are in demand, with some owners offering nightly rentals. (id:6769)

Listing Presented By:



Originally Listed by:
LandQuest Realty Corp. (Interior)

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