

THE AMOS TEAM
HOME SWEET HOME

100 Cougar RD
Oliver,BC
Baldy Mountain Resort

$ 880,000
MLS® 10405800



Sara Amos, Realtor®
(250) 535 - 0518
sara.amos@century21.ca

Katie Amos, Realtor®
(250) 535 - 0509
katie.amos@century21.ca

CENTURY 21. Amos Realty

Property Features:

- 6 Units - 3879 sq ft sq ft
- Turn key income property
- In demand ski hill property
- Upgraded kitchens
- Upgraded decking
- Strata $493.85/month
- Modern furnishings
- Smart wireless heating controls in 5 units
- Operating as Air Bnb & long term rentals
- Taxes $2804 (2026)





High-Demand, Turn-Key Income Property Steps from Mount Baldy Lodge & Lifts! Rare opportunity to own a proven, revenue-generating 6-unit property in the heart of Mount Baldy Resort–where limited on-mountain inventory drives consistently strong demand for both long-term housing and weekend getaways. Legally configured as a triplex and thoughtfully laid out across 6 self-contained living spaces (3 spacious upper-level units and 3 cozy lower-level units), this property delivers immediate, diversified cash flow. Currently operating with 2 stable long-term leases and 4 high-demand short-term rentals, benefiting from BC's mountain resort short-term rental exemption. Positioned directly adjacent to the main lodge and ski hill, guests and tenants enjoy effortless walk-to-the-lifts access for champagne powder skiing in winter and hiking, biking, and disc golf in summer. Meticulously refreshed for true turn-key ownership: brand-new mattresses throughout, updated kitchens and modern finishings in select units, upgraded exterior decking, fresh gravel parking/driveway areas, and smart wireless heating controls in 5 of the 6 units for seamless remote management. With strong year-round occupancy appeal and low-maintenance upgrades already completed, this is an exceptional South Okanagan alpine investment.

UNIT 1 "MAVERICK"







- 3 Bedrooms
- 2 Bathrooms
- 601 sq ft on main floor
- 339 sq ft on top floor
- Roomy foyer for all your gear
- French doors to deck
- Deck with mountain views
- New updated bathroom vanities
- New floor downstairs.
- Some new hardware: door handles & hooks, etc
- Blackout blinds on all windows plus blackout curtains.
- Replaced a bedroom window
- Drywall and paint upstairs to fully close the divide between the two rooms for additional privacy.
- Replaced all thermostats with digital MYSA thermostats (wifi enabled).
- $5000 in electrical upgrades
- New light fixtures
- Replaced fire alarm (wired in)

UNIT 1 "MAVERICK"













UNIT 2 "POWDER KEG"



- 3 Bedrooms
- 2 Bathrooms
- 596 sq ft on main floor
- 325 sq ft on top floor
- Open living area
- Cathedral ceilings
- Roomy foyer for all your gear
- French doors to deck
- Deck with mountain views









UNIT 3 "PONDEROSA"



- 2 Bedrooms
- 2 Bathrooms
- 591 sq ft on main floor
- 290 sq ft on top floor
- Open living area
- Cathedral ceilings
- Roomy foyer for all your gear
- French doors to deck
- Deck with mountain views









UNIT 4 "C.D."



- 1 Bedroom (bunk beds and queen sized bed)
- 2 Bathrooms
- 418 sq ft on lower floor
- Open living area
- Upgraded kitchen
- Upgraded furnishings
- In suite laundry
- Large bright windows
- Steps from lodge and lifts









UNIT 4 "C.D."







- New kitchen, backsplash, and shelving.
- New floors throughout.
- Added a washer/dryer
- Painted entire unit.
- Added soundproofing
- $5000 in electrical upgrades
- Plumbing upgrades (added new plumbing for washer, replaced pipes in kitchen)
- New bathroom vanity and light fixtures
- Replaced fire alarm (wired in).
- New beds and mattresses, added a bunk bed
- Replaced thermostat with digital MYSA thermostat (wifi enabled).



UNIT 5 "SOUTH RIDGE"







- 1 Bedroom (bunk beds and queen sized bed)
- 1 Bathroom
- 334 sq ft on lower floor
- Open living area
- Comfy and stylish
- Upgraded furnishings
- In suite laundry
- Large bright windows
- Upgraded & added to furniture
- Added soundproofing.
- $5000 in electrical upgrades
- Replaced thermostat with digital MYSA thermostat (wifi enabled).
- Replaced fire alarm (wired in).
- Steps from lodge and lifts



UNIT 5 "SOUTH RIDGE"













UNIT 6 "JOLLY JACK"







- 1 Bedroom plus daybed in living room
- 1 Bathroom
- 383 sq ft on lower floor
- Open living area
- Completed kitchen (added new hardware, extra cabinets and storage, microwave, backsplash)
- Repaired ceiling
- Painted entire unit
- New kitchen & bathroom floor
- Soundproofing & wall paneling
- New light fixtures
- Replaced fire alarm (wired in).
- $5000 in electrical upgrades
- Added a closet (plus added a door for the linen closet)
- Added washer/dryer plug (and several other 110v).
- New blinds and blackout curtains.
- Now occupied with a full time tenant.

100 COUGAR RD, MT BALDY

RENTALS

- Unit 2 - $9300 per year plus utilities. This is paid on Dec 15th ($750 deposit taken)
- Unit 3 - $775 per month plus utilities on the 1st of every month ($750 deposit taken)
- Unit 6- $750 per month on the 1st of every month ($750 deposit taken)
- Unit 1, 4 & 5 are used as short term rentals

EXTERIOR/OUTSIDE

- New deck & outdoor area
- Major roof maintenance & snow stops added on both sides
- Major driveway maintenance & new gravel
- Planted grass (front strip)
- Electrical upgrades & rewiring - Outdoor plugs plus an EV plug for vehicle charging in the back

PARKING

- Approximately 10-12 parking spots if cars are double-parked
- 6 spots when not double parked
- Resort overflow parking next door can also be utilized

COSTS

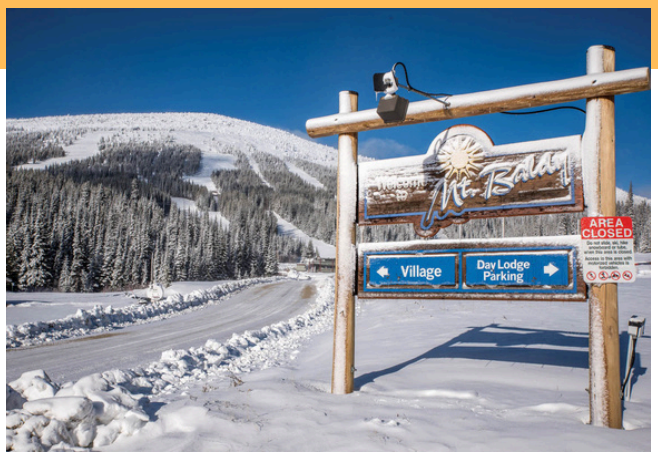
- Strata is $493.85 for all 6 units (monthly)
- Water is $258 x3 per quarter.
- Fortis (last bill) was $423 billed every 2 months.

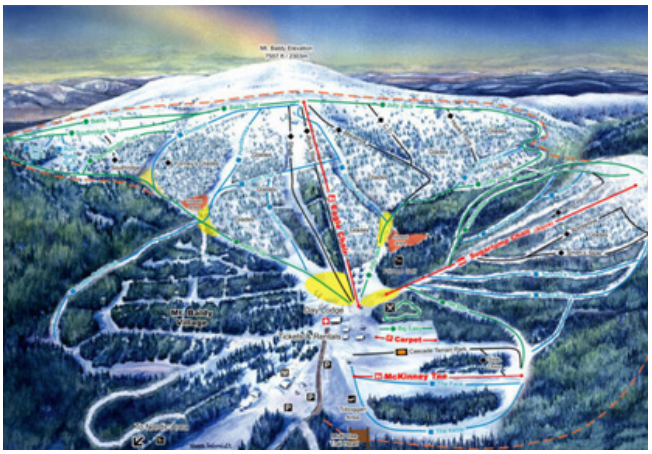
INCOME

- $69,424 current revenue
- Additional revenue exepected for 2026 is between $10-11,000
- *New ski patrol commitment of a weekend rental through the snow season averaging about $14,000*



MT BALDY





- 1,315 VERTICAL FEET
- 2,123 M SUMMIT
- 600 ACRES OF GROOMED GLADED RUNS
- 3 LIFTS
- 2 TERRAIN PARKS
- TUBING
- 10 KM SNOWSHOE TRAILS
- DISC GOLF
- LODGE
- RENTAL SHOP
- SNOW SCHOOL
- BIG POW THURSDAYS
- SUMMER ACTIVITIES; MARKETS, RACES, HIKING & MORE

Welcome to Baldy Mountain Resort, BC, Canada. Tucked between the South Okanagan and the West Kootenays near Oliver, Baldy offers a true sub-alpine experience overlooking Canada's only natural desert and extensive wine country. Minimal lift lines, pristine glades, and dry champagne powder, all with affordable lift tickets. Baldy truly is British Columbia's best-kept ski destination.

