

**9450 Highway 31
Shutty Bench • Kaslo BC
\$875,000**



REAL ESTATE 



DETAILS

Located in Shuttly Bench, about 10 minutes north of Kaslo, this private home sits on 3.59 acres with expansive views across Kootenay Lake and the Purcell Mountains. Over the years it has been thoughtfully renovated and updated, creating a comfortable home with room for gardening, recreation, and everyday living.

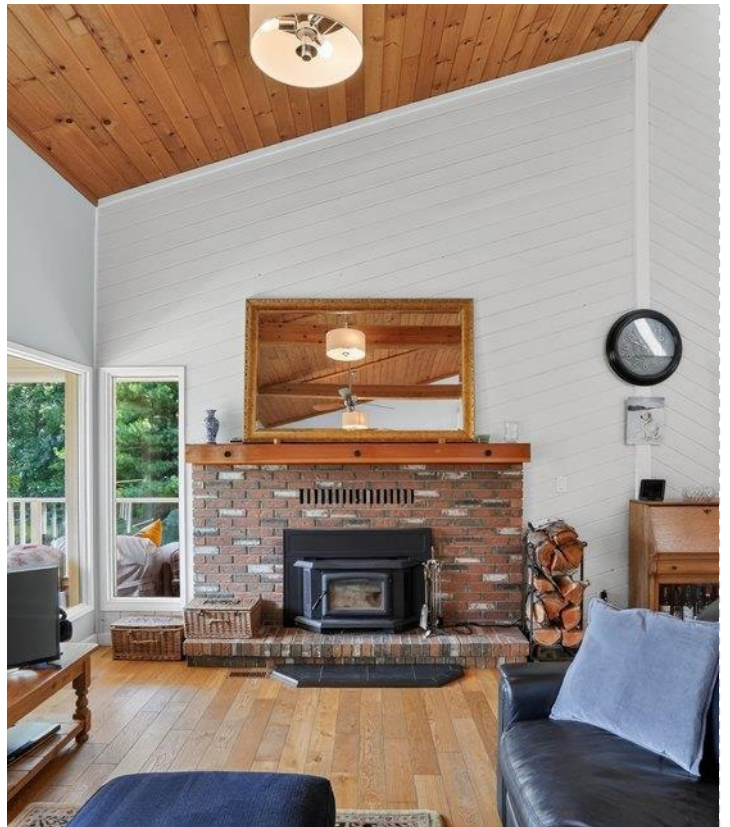
The three-level home features an open kitchen, dining, and living area with an AGA cast-iron range, wood-burning fireplace, updated appliances, new countertops, birch and engineered hardwood flooring, and marble tile. The main floor also includes the primary bedroom and a full four-piece ensuite.

Upstairs is a loft ideal for a study, library, or home office, along with a bedroom and full bathroom. The walkout basement includes a large rec room with propane fireplace, an additional bedroom, full bathroom, laundry, storage, and access to the outdoor hot tub.

Covered and open decks take in the lake and mountain views, while lawns, gardens, and two greenhouses provide space to enjoy the property. A restored log barn, heated detached double garage/workshop with wood stove, covered RV parking, and an updated water system add to its functionality.

Shuttly Bench was one of the original farming communities around Kaslo and today is known for larger rural properties, sunshine, privacy, and views. Fibre-optic internet is available, and Kaslo's shops, school, health centre, and Kootenay Lake are only minutes away.

MLS 10395182 · Lot 3.59 acres · Services: spring/well water, septic, propane, FortisBC hydro, fibre internet.



EXPENSES



Property Taxes:

2026

\$ 3,398.79



Insurance: Belair

\$4500/year



Water:

Well / Spring

\$ 177 / year



Internet:

Kaslo Info Net

\$ 140 / month



Hydro (FortisBC):

\$ 200 avg / month

**Buyers must do their own due diligence of services/utilities availability, and the connection/installation costs involved.*

RDCK MAP



RDCK Property Report

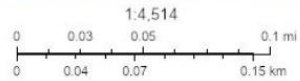
Area of Interest (AOI) Information

Area : 3.42 acres

Jul 8 2026 7:00:19 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, GeoGraphix, GeoTechnologies, Inc., METRANADA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03105.200	024-225-631	9450 HIGHWAY 31, RDCK REGION	2 Acres Or More (Single Family Dwelling, Duplex)	NEP62379

#	LTO Number	Lot	Block	District Lot	Land District
1	LB519683	B	-	819	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT B PLAN NEP62379 DISTRICT LOT 819 KOOTENAY LAND DISTRICT	3.59	ACRES	3.42

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	9450 HIGHWAY 31	-	9450	HIGHWAY 31	-	Shutty Bench	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	3.42

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	3.42

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	AG	Agriculture	Agriculture	https://rdck.ca/wp-content/uploads/2024/11/2435-D_CLUB_Consolidated_2956-V2.pdf	3.42

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	3.42

The mapping information shown are approximate representations and should be used for reference purposes only.

SUMMARY

Summary Sheet

9450 HIGHWAY 31 Rural BC

PID	024-225-631
Registered Owner	LO*, A*
Legal Description	LOT B DISTRICT LOT 819 KOOTENAY DISTRICT PLAN NEP62379
Plan	NEP62379
Zoning	
Community Plan(s)	OCP: Agriculture , in ALR



Year Built	1983	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	3.42 acres	Floor Area	2898 Ft²
Bathrooms	3	Bedrooms	3
Max Elev.	620.25 m	Min Elev.	589.79 m
Walk Score	–	Transit Score	–
Tax Year	2026	Annual Taxes	\$3,398.79

ASSESSMENT

	2025	%	2026
Building	\$634,000	↓ -2.84	\$616,000
Land	\$147,000	↑ 17.69	\$173,000
Total	\$781,000	↑ 1.02	\$789,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$789,000	↑ 94.81
Sales History	26/03/2013	\$405,000	↑ 102
	31/08/1998	\$200,000	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2217302KO	Sold 27/03/2013	40	\$415,000 / \$405,000	Coldwell Banker Rosling Real Estate (Kaslo)
2170966KO	Expired 30/10/2008	153	\$550,000 / \$0	Coldwell Banker Rosling Real Estate (Nelson)

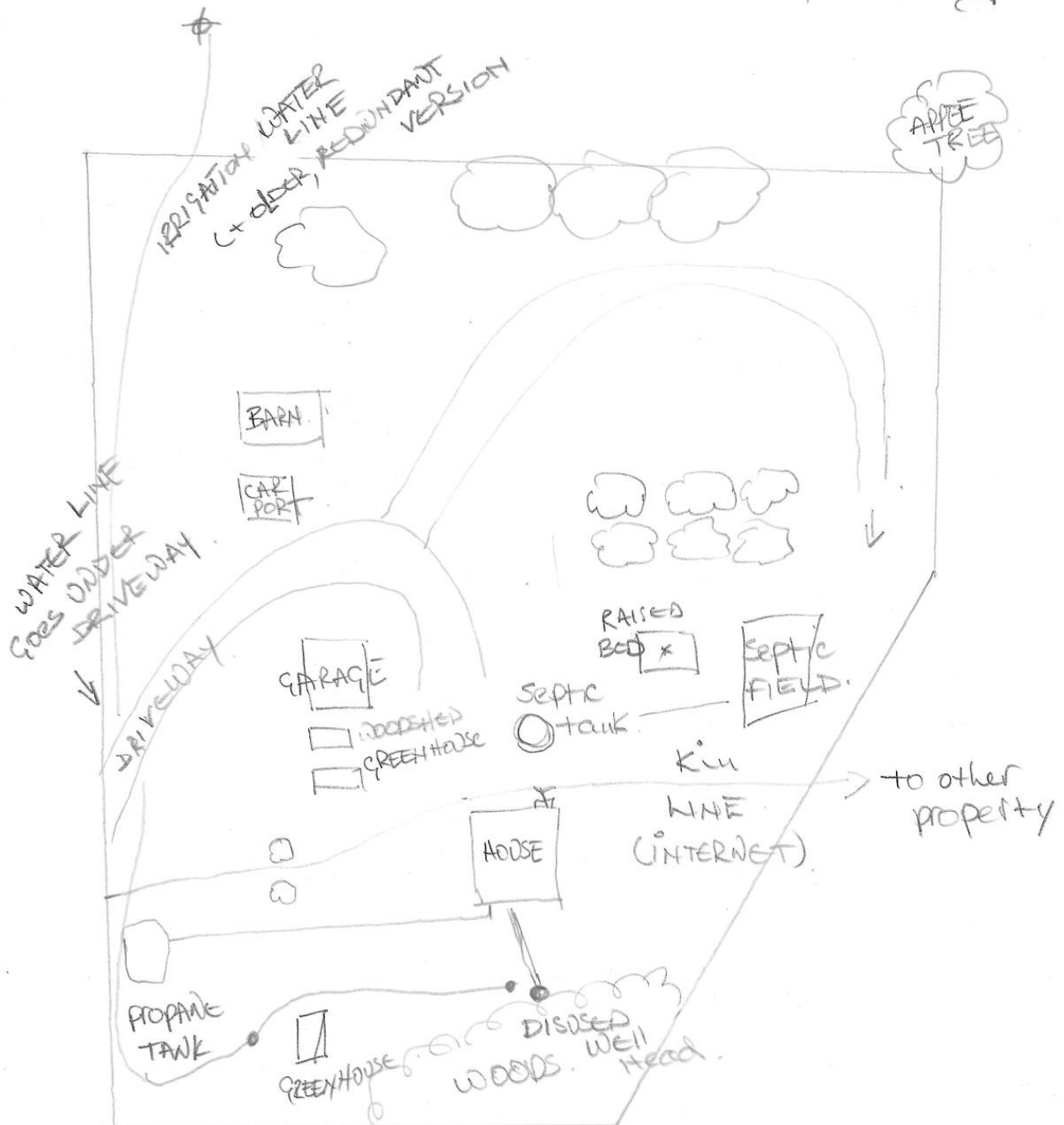
DEVELOPMENT APPLICATIONS

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The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

9450 HIGHWAY 31,
KASLO, BC, V0G 1M0.

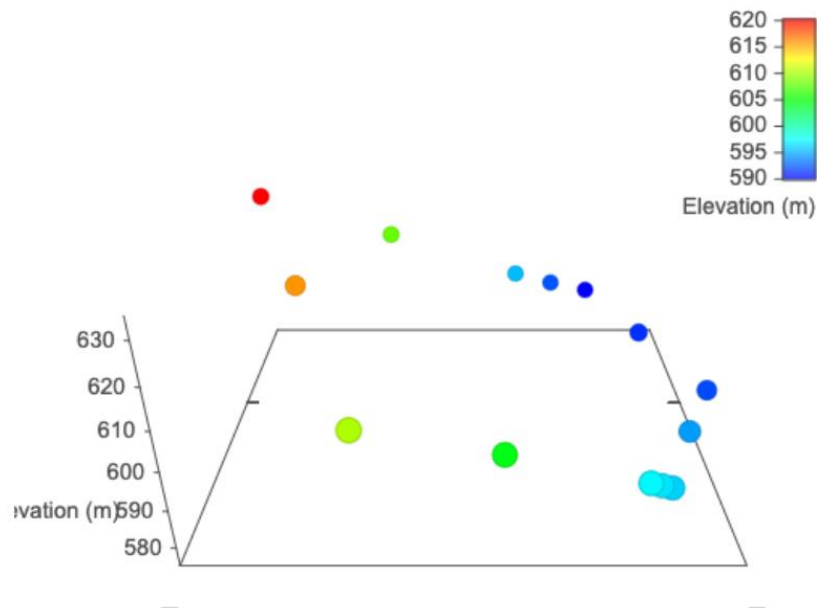


ELEVATION

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 620.25 m | Min Elevation: 589.79 m | Difference: 30.46 m

ZONING

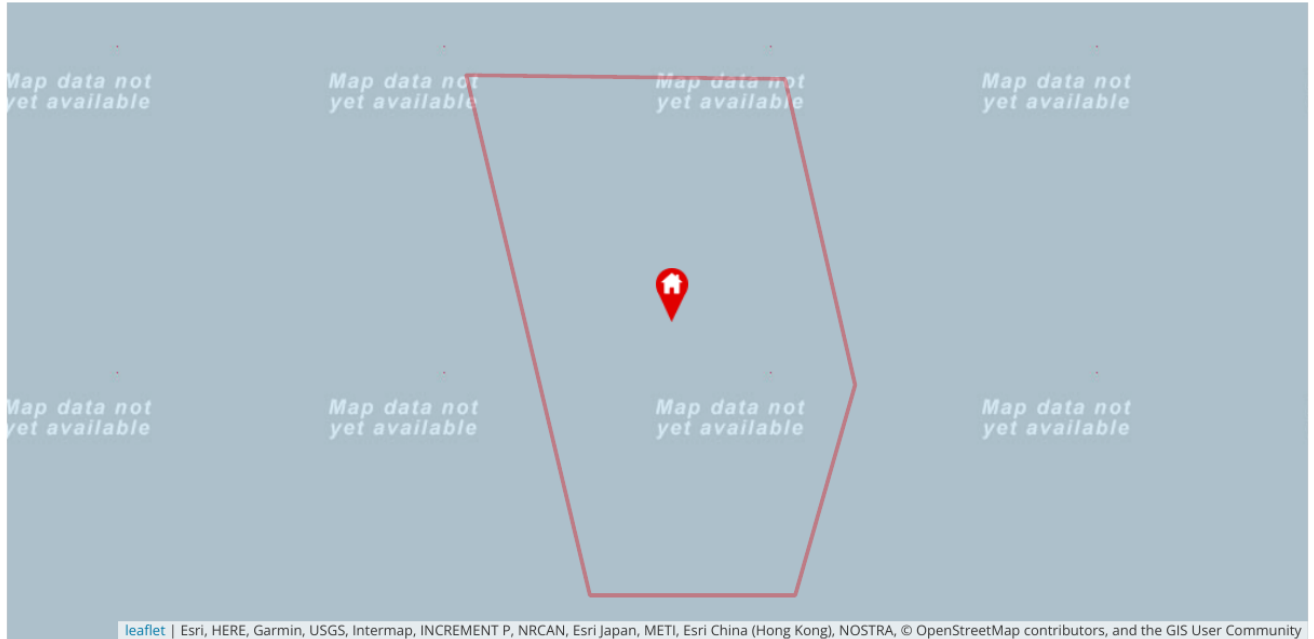
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Agriculture
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: In Agricultural Land Reserve

Land Use

Official Community Plan



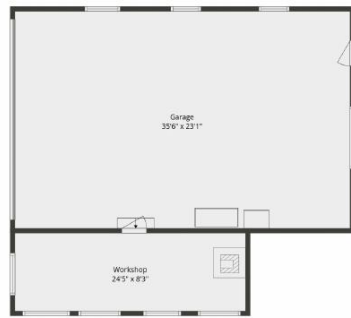
Subject Property Designations:

[Agriculture](#)

Layer Legend:

● Agriculture

FLOOR PLANS



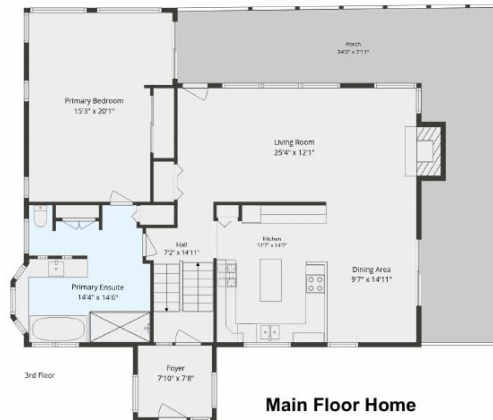
2nd Floor **Garage/Shop**



2nd floor Home



Walk Out Basement Home



Main Floor Home

TOTAL: 3017 sq. ft

1st floor: 1013 sq. ft, 2nd floor: 0 sq. ft, 3rd floor: 1386 sq. ft, 4th floor: 618 sq. ft
 EXCLUDED AREAS: STORAGE: 164 sq. ft, COVERED DECK: 517 sq. ft, WORKSHOP: 235 sq. ft,
 GARAGE: 868 sq. ft, PORCH: 481 sq. ft, FIREPLACE: 16 sq. ft,
 LOW CEILING: 65 sq. ft, OPEN TO BELOW: 489 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



Floor area, room dimensions, and lot size are approximate and drawn from multiple sources (floor plan, BC Assessment, and land title/RDCK records), which may differ from one another. Finished-area figures may include or exclude areas such as garages, decks, porches, and storage depending on the source and measurement standard. All such information is provided for general reference only, is not guaranteed, and should not be relied upon without independent verification. Buyers should satisfy themselves as to all measurements, square footage, and property boundaries — including by obtaining their own survey — prior to completing a purchase.

IMPROVEMENTS

2013

- New roof
- Developed basement
- Built top-floor bathroom
- Woodstove installed on main floor

2014

- New decks on both floors

2016

- New living-room flooring
- Insulated and heated garage
- Woodstove installed in garage

2017

- New hot water tank
- House exterior painted

2018

- Hot tub installed

2019

- Generator installed

2021

- New roof on barn

2023

- New furnace installed
- New ensuite bathroom
- New water-softener system incl. reverse-osmosis

2024

- All-new kitchen appliances
- New loft flooring
- Air conditioning installed

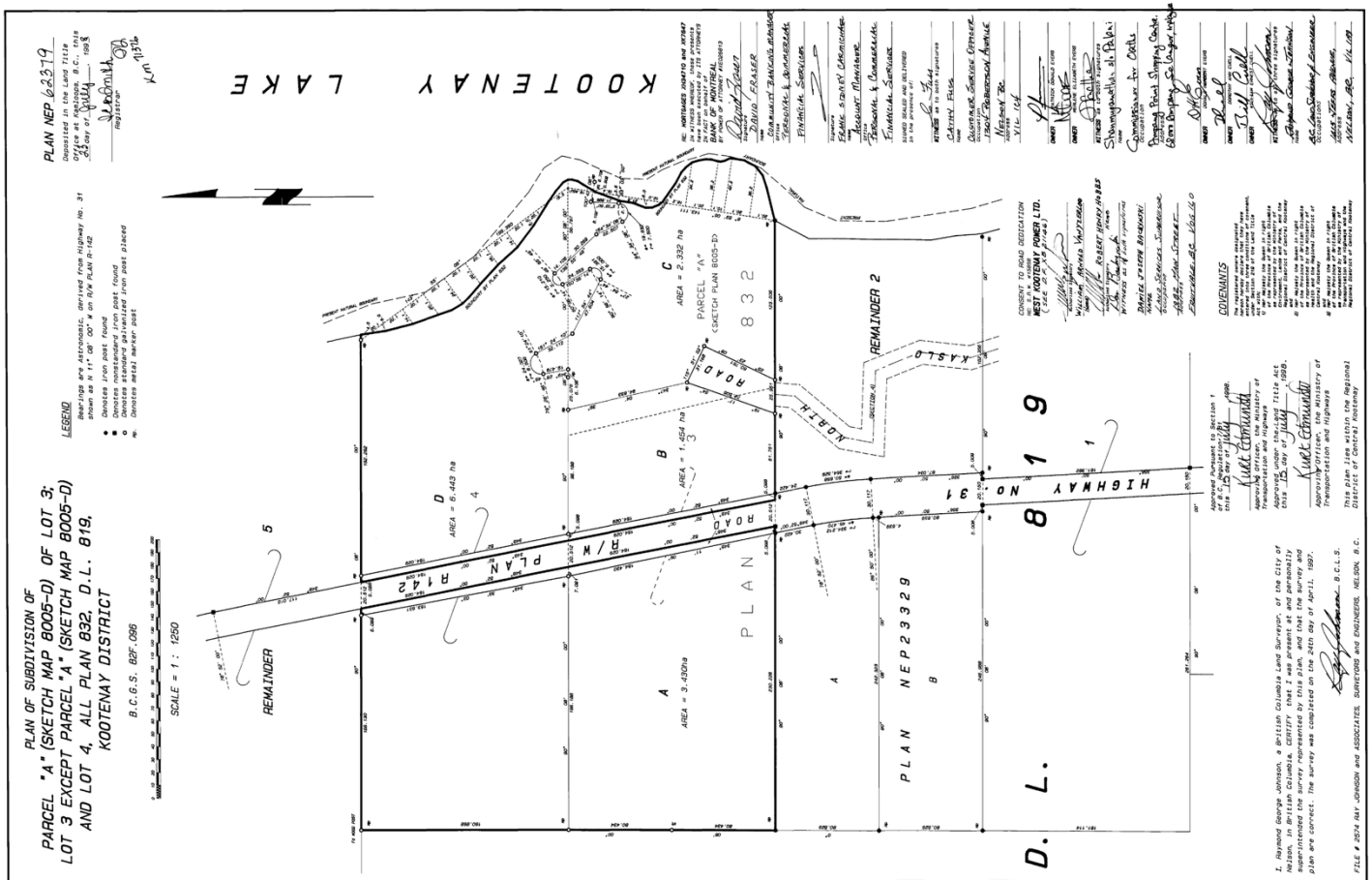
2026

- New washer and dryer

Status: Filed

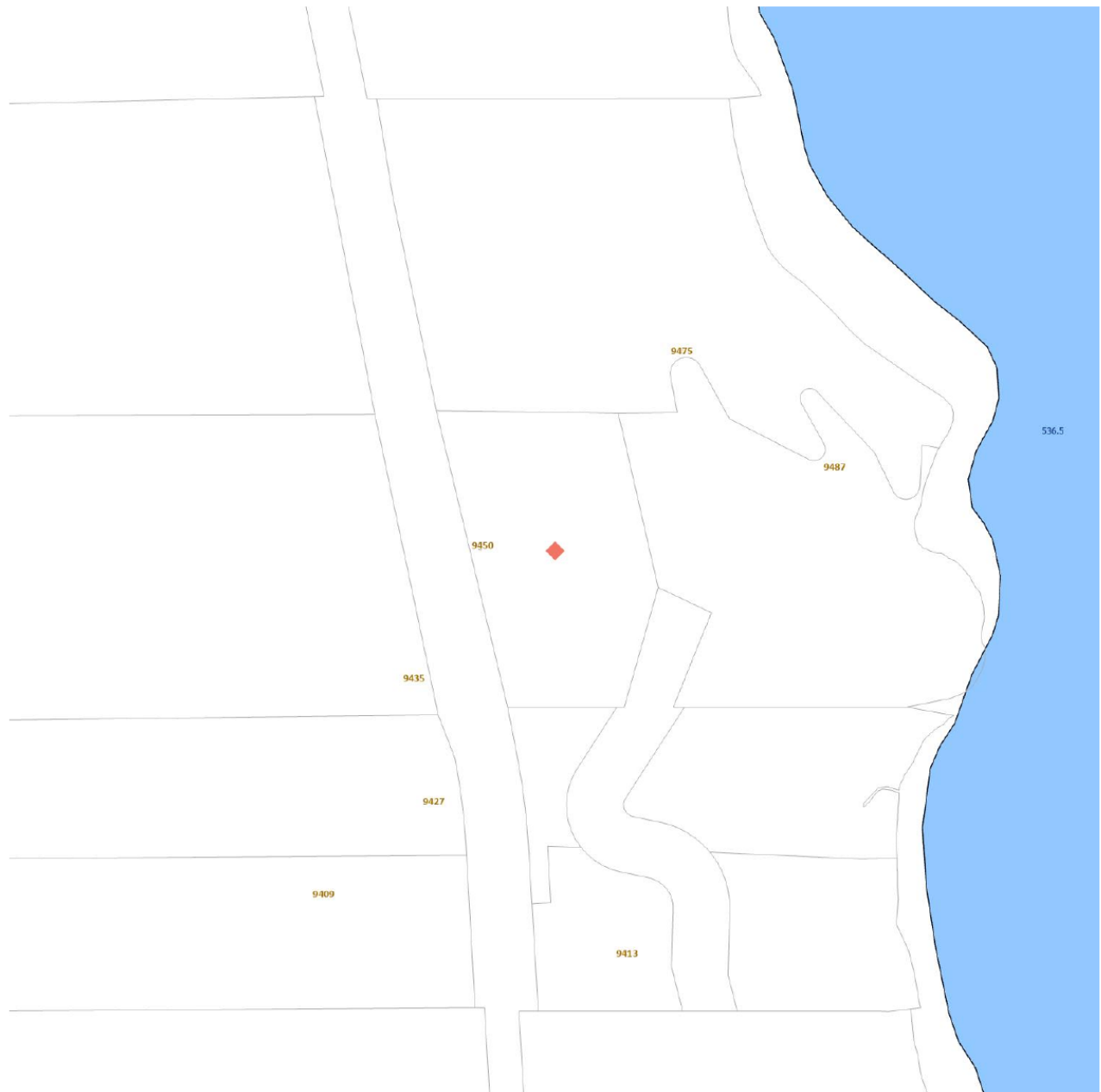
Plan #: NEP62379 App #: N/A Ctrl #:

RCVD: 1998-07-23 RQST: 2026-07-14 07.24.07



FLOOD MAP

Flood and Hazard



Legend

 Flood Construction Levels - 1990
 Cadastre - Property Lines

 Non Standard Flooding Erosion Area
 Address Points

 Streams and Shorelines

 Lakes and Rivers

PICTURES



COMMUNITY INFORMATION

Distances from Kaslo

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo (K-12)	1.2	4 min
Shopping	Front Street, Kaslo	0.6	2 min
	Baker Street, Nelson	68.7	approx. 1 hr – 1 hr 10
Airport	West Kootenay Regional Airport, Castlegar	110	approx. 1 hr 30 – 1 hr 45
	Trail Regional Airport	147	approx. 2 hr – 2 hr 15
Major Cities	Nelson, BC	68.7	approx. 1 hr – 1 hr 10
	Castlegar, BC	110	approx. 1 hr 30 – 1 hr 45
	Nakusp, BC	98	approx. 1 hr 30 – 1 hr 45
	Cranbrook, BC	227	approx. 3.5–4 hr
	Spokane, WA	307	approx. 4–4.5 hr
	Kelowna, BC	335	approx. 4.5–5 hr
	Calgary, AB	604	approx. 7–7.5 hr
North Kootenay Lake & Lardeau Valley	Vancouver, BC	727	approx. 8.5–9 hr
	Meadow Creek (closest store, gas, post office)	40	approx. 40–50 min
	Argenta	48	approx. 50 min – 1 hr
	Johnsons Landing	60	approx. 1 hr – 1 hr 15
Hospital / Medical Centre	Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri)	1.3	4 min
	North Kootenay Lake Community Services	0.5	2 min
	Kootenay Lake Hospital, Nelson (24/7 ER)	68.3	approx. 1 hr – 1 hr 10
	Kootenay Boundary Regional Hospital, Trail (24/7 ER)	139	approx. 1 hr 55 – 2 hr 15
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	approx. 1 hr – 1 hr 10
	Silverton Dental Clinic, Silverton	51.6	approx. 45–55 min
Postal Services	Canada Post, Kaslo	0.7	2 min
Library	Kaslo Library	0.4	2 min

North Kootenay Lake

Kaslo sits on the west shore of Kootenay Lake at the mouth of the Kaslo River, in the North Kootenay Lake region of southeast British Columbia. The site began as a sawmill operation in 1889 and grew into a town through the silver-mining boom of the early 1890s. Today it is a small heritage village known for its restored Victorian buildings, the SS Moyie sternwheeler National Historic Site, and an active arts community. North of Kaslo, the Lardeau Valley extends to a string of smaller rural communities — Lardeau, Cooper Creek, Meadow Creek, Howser, Poplar Creek, Argenta and Johnson's Landing — where many residents come to Kaslo for shopping, schools, healthcare and weekly services. Distances: Nelson approx. 1 hr – 1 hr 10; Castlegar approx. 1 hr 30 – 1 hr 45; Nakusp approx. 1 hr 30 – 1 hr 45. Travel times along Highway 31 and Highway 31A can vary seasonally, particularly in winter conditions.

Kaslo

Kaslo, with a population of around 1,000, is the largest community on the main body of Kootenay Lake. The village sits in a valley between the Selkirk and Purcell mountain ranges, with a downtown of independent shops and artisans along Front Street and a public lakefront park. Many heritage buildings have been restored, including the SS Moyie — the world's oldest intact passenger sternwheeler — and the 1898 Village Hall, one of the oldest civic buildings still in continuous use in BC. The village's nine-hole golf course, ice arena, public beaches and surrounding provincial parks support year-round outdoor recreation. Kaslo also functions as the service hub for the Lardeau Valley and the north end of Kootenay Lake; the broader region is the access point for hiking, paddling and wildlife viewing on Duncan Lake, the Lardeau River and the Purcell Wilderness Conservancy. Regional services in Nelson are within about an hour's drive.

Weather

Avg Yearly Rainfall: 698 mm

Avg Winter Snowfall: 188 cm

Avg High Temp: 25°C

Avg Low Temp: -5°C

COMMUNITY INFORMATION

Recreational Facilities

Kaslo offers a 9-hole golf course, an ice arena for public skating, hockey and curling, public beaches at Kaslo Bay Park, tennis courts, a skateboard park and a riding arena. Several provincial parks are within a short drive, including Kokanee Glacier, Goat Range, Davis Creek and Lost Ledge. Kootenay Lake itself is the recreational heart — accessible from Kaslo's marina and beaches for boating, kayaking, paddleboarding, sailing, swimming, fishing and houseboating. The village rents houseboats from Kaslo's Shipyards fleet, and groomed and wilderness hiking trails radiate from town in every direction. Winter brings backcountry skiing, snowmobiling, ice fishing and Nordic skiing on local trails.

Historic and Heritage Sites

Kaslo is home to several historic and heritage sites, including the SS Moyie, the world's oldest intact passenger sternwheeler. Aboard the SS Moyie, visitors learn about Kootenay Lake's steamboat era and the Victorian engineering of the period. The village hall, built in 1898, is one of the oldest civic buildings in continuous use in BC. Heritage homes from the silver mining era line the streets, and the Langham Cultural Centre preserves a former hotel that housed Japanese-Canadian internees during WWII.

Festivals and Events

The Kaslo Jazz Etc. Summer Music Festival is the village's signature event, held annually since 1991 on the August long weekend. Audiences gather at Kaslo Bay Park to enjoy jazz, blues and roots music performed from a floating stage on Kootenay Lake. The IDidaRide is a running and mountain biking event in August offering five distance options. May Days is a long-running Kaslo tradition featuring maypole dancing, loggers' sports and a parade. The Logger Sports competition, the Kaslo Trade Fair and weekly Saturday markets through the summer round out the calendar.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village sits on the floodplain formed by the outflow of the Kaslo River, with residential neighbourhoods on the bench land above. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779 m) rises across Kootenay Lake. The Selkirks behind Kaslo are home to the Goat Range and Kokanee Glacier Provincial Parks, both of which offer full four-season recreation. Elevation in the village is approximately 535 m.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

Village of Kaslo

<https://www.kaslo.ca>

Kaslo & Area Chamber of Commerce

<https://www.kaslochamber.com>

Visit Kaslo (visitor info)

<https://visitkaslo.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — Village of Kaslo

<https://kaslo.ca/p/building-permits>

Building & Permits — RDCK

<https://rdck.ca/EN/main/services/building-inspection.html>

Waste Disposal — Kaslo Transfer Station / RDCK Recycling

<https://rdck.ca/EN/main/services/waste-recycling.html>

Water — Village of Kaslo utilities

<https://www.kaslo.ca>

Water — Community water systems & advisories (Interior Health)

<https://drinkingwaterforeveryone.ca>

Water — BC Water Licences (FrontCounter BC)

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri, 3-bed ER)

<https://www.interiorhealth.ca/locations/victorian-community-health-centre-of-kaslo>

Local Hospital — Kootenay Lake Hospital, Nelson (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-lake-hospital>

Regional Hospital — Kootenay Boundary Regional Hospital, Trail (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-boundary-regional-hospital>

Internet — Kaslo infoNet Society (local fibre/wireless)

<https://kin.bc.ca>

Internet — Telus

<https://www.telus.com>

Internet — Columbia Wireless

<https://columbiawireless.ca>

Internet — Starlink / Xplornet (rural alternatives — availability varies by property)

<https://www.starlink.com>

Canada Post

<https://www.canadapost.ca>

Kaslo Public Library

<https://kaslo.bc.libraries.coop>