

9323 SHUTTY BENCH RD,
SHUTTY BENCH BC
\$1,150,000

Kootenay
BC

REAL ESTATE 



DETAILS

Nestled on 3.26 acres in the sought-after Shuttly Bench area, this custom-crafted 3-bedroom, 3-bath home offers lake and mountain views in a private, nature-filled setting. Designed for those who cherish both elegance and the great outdoors, this home boasts geothermal heating, vaulted ceilings, skylights, timber frame features and rich hardwood and tile flooring throughout. Enjoy cozy evenings by one of the fireplaces, entertain in the spacious kitchen and dining areas, or step onto the expansive decks and patios to take in the stunning surroundings. The property is fully deer-fenced and features established gardens, a greenhouse, a sweet garden shed, a chicken coop, and even a babbling brook at the back of the property. A self-contained guest suite offers flexibility for visitors or potential rental income, while the unfinished cabin presents an exciting opportunity for customization. The detached double garage, wood & storage shed, add to the home's self-sufficient appeal. Located minutes from Kaslo and Kootenay Lake's endless recreation, this one-of-a-kind property is a true gem of the Kootenays—where luxury and wilderness harmoniously blend.

Size: 3.26 acres

Services: Licensed water, septic, internet and hydro.



TAX ASSESSMENT



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⚠ Due to the recent disruption of Canada Post services the delivery of your 2025 Assessment Notice may be delayed. You can download a digital version of the 2025 Assessment for this property by clicking here: [View 2025 Assessment](#).

The digital version provides the information required as per section 1.2 of the Assessment Authority Act Regulation, excluding owner information.

9323 SHUTTY BENCH RD SHUTTY BENCH

Area-Jurisdiction-Roll: 21-786-03164.000



Favourite



Compare



Print



Total value

\$890,000

2025 assessment as of July 1, 2024

Land	\$189,000
Buildings	\$701,000
Previous year value	\$824,000
Land	\$177,000
Buildings	\$647,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcasessment.ca/faq>) or Contact us (</property/contact/>) if you have questions.

Visit our BC Assessment interactive market trends maps (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) for assessed value changes in your area, and our Property tax page (<https://info.bcasessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property Information

Are the property details correct?

Year built 1976

Legal description and parcel ID

LOT A, PLAN NEP11362, DISTRICT LOT 819, KOOTENAY LAND DISTRICT, EXCEPT PLAN 11841

PID: 012-818-216

EXPENSES

Property Taxes:

2024
\$2227.76



Licensed Water:

2024
\$75/YR



Hydro (BC HYDRO):

2024
\$300/approx. monthly equal payment plan



Insurance (HUB 2024)

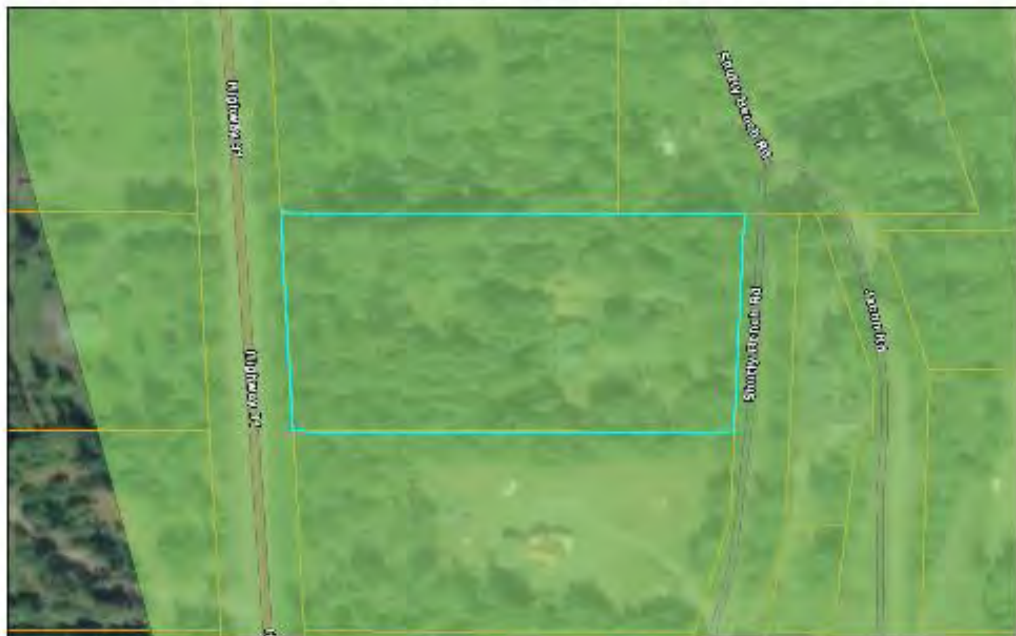
\$3140 approx. / year



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

ALR MAP

ALR Property and Map Finder

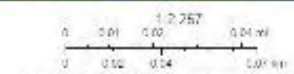


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ALR Polygons

Regional Districts

ParcelMap BC Parcel Fabric



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LTSA MAP

ParcelMap BC Print Report



January 28, 2025

 Interest

WARNING: MAP IS NOT PRINTED TO SCALE

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cadastral data from ParcelMap BC
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RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03164.000	012-818-216	9323 SHUTTY BENCH RD, SHUTTY BENCH	2 Acres Or More (Single-Family Dwelling, Duplex)	NEP11362
2	786.03157.050	028-582-993	9350 HIGHWAY 31, SHUTTY BENCH	2 Acres Or More (Vacant)	EPP9873

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9015408	A	-	819	KOOTENAY
2	CA6386374	A	-	819	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(aces)
1	LOT A PLAN NEP11362 DISTRICT LOT 819 KOOTENAY LAND DISTRICT EXCEPT PLAN 11841.	3.26	ACRES	3.26
2	LOT A PLAN EPP9873 DISTRICT LOT 819 KOOTENAY LAND DISTRICT	4.47	ACRES	< 0.01

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	9323 SHUTTY BENCH RD	-	9323	SHUTTY BENCH RD		Shutty Bench	1

Electoral Areas

#	Area Name	Director	Area(aces)
1	Electoral Area D	Aimee Watson	3.26

Fire Service Areas

#	Bylaw	Department	Area(aces)
1	2003	KASLO	3.26

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(aces)
1	2435	AG	Agriculture	Agriculture	3.26

Agriculture Land Reserve

#	Status	Area(aces)
1	ALR	3.26

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

SUMMARY

9413 SHUTTY BENCH RD Rural BC

PID	029-895-260
Registered Owner	GI*, J*
Legal Description	LOT 2 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN EPP62443
Plan	EPP62443
Zoning	
Community Plan(s)	OCP: AG - Agriculture, in ALR



Year Built	1975	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	3.27 acres	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	612.11 m	Min Elev.	543.60 m
Floor Area	2546 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$3,398.40

ASSESSMENT

	2023	%	2024
Building	\$465,000	↑ 19.35	\$555,000
Land	\$327,000	↑ 22.32	\$400,000
Total	\$792,000	↑ 20.58	\$955,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$955,000	↑ 76.85
Sales History	31/08/2016	\$540,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	J V Humphries	J V Humphries
School District	SD 8	SD 8
Grades	K - 12	K - 12

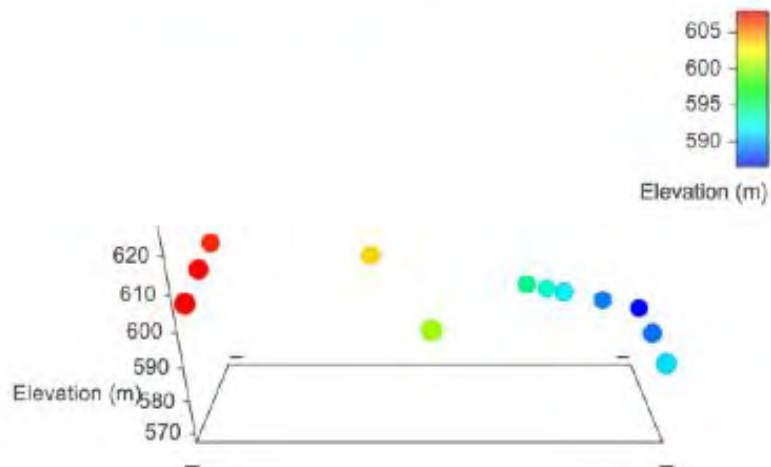
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 607.82 m | Min Elevation: 586.61 m | Difference: 21.21 m

FLOOD MAP

Flood and Hazard



Legend

Flood Construction Levels - 1990
 Cadastre - Property Lines

Non-Standard Flooding Erosion Areas
 Address Points

Streams and Shorelines

Lakes and Rivers

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	AG - Agriculture
Agricultural Land Reserve	Status: In Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

Land Use

Agricultural Land Reserve



Subject Property Designations:

Status: In Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather	
Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Average Highest Temperature (c): 25	Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9-hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events-three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

PICTURES



RESOURCES

Emily Early, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection. Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>