

**9413 Shuttly Bench Road,
Shuttly Bench, BC
\$898,000**

**Kootenay
BC**



FAIR REALTY

REAL ESTATE FAIR REALTY



DETAILS

A log home on more than 3 acres with about 260 feet of Kootenay Lake waterfront, lake and mountain views, near the end of a no-thru road roughly 8 km north of Kaslo — private, sunny, and well set up for the kind of life that draws people to the lake.

Inside, it's full log throughout. The main floor opens around the kitchen and living area with a large island, a walk-through pantry, and a mudroom, with a central wood stove heating the whole home. The main-floor bathroom has an attached utility room with good storage, extra counter space, and a large sink. Upstairs are three bedrooms, including the primary with views out over the lake. The home opens onto an expansive 1,100 sq ft deck, partly covered.

There's real working space on the grounds: an insulated shop wired for 220, a 24x32 engineered concrete pad ready to build on, an attached garage and a 3-bay carport, plus storage and outbuildings. For growing, there's a 30x40 fenced garden, fruit trees, grapevines, and ornamental plantings, with about an acre around the home fenced. It's ready for a hobby farm, big gardens, or just space to spread out.

Lake frontage, acreage, and a log home with room to work and grow — minutes from Kaslo. Waterfront access is down a walking and quad trail to the shore.

Property Details

MLS®: 10392229

Lot Size: 3.26 acres (≈142,005 sq ft)

Year Built: 1975

Taxes: \$3,695 (2026)

Waterfront: ~260 ft Kootenay Lake frontage

Land Use: RDCK – Agricultural (OCP), in ALR

Services: Licensed / private (creek-fed) water · Septic tank & field · Electricity · Heat pump + wood stove · Internet available



EXPENSES



Property Taxes:

2026
\$3,695



Insurance:

Hub Insurance (Nelson)
\$2900/yr



Water:

Licensed / Private (creek-fed)
\$100/yr



Internet:

Star Link
\$150/month



Hydro (FortisBC):

Approx 250/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 : 3.25 acres

Jun 14 2024 5:32:07 Pacific Daylight Time



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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCAN, Pania Canada

RDCK REPORT

Cadastre - Property Lines

| # | Folio | PID | Site Address | Actual Use | Plan Number |
|---|---|-------------|------------------------------------|--|---------------|
| 1 | 786.03103.090 | 029-895-260 | 9413 SHUTTY BENCH RD, SHUTTY BENCH | 2 Acres Or More (Single Family Dwelling, Duplex) | EPP62443 |
| # | LTO Number | Lot | Block | District Lot | Land District |
| 1 | CA5475597 | 2 | - | 819 | KOOTENAY |
| # | Legal Long | Lot Size | Lot Description | Area(acres) | |
| 1 | LOT 2 PLAN EPP62443 DISTRICT LOT 819 KOOTENAY LAND DISTRICT | 3.262 | ACRES | 3.25 | |

Addressing

| # | Full Address | Unit | Number | Street Name | Street Type | Community | Count |
|---|----------------------|------|--------|--------------|-------------|--------------|-------|
| 1 | 9413 SHUTTY BENCH RD | - | 9413 | SHUTTY BENCH | RD | Shutty Bench | 1 |

Electoral Areas

| # | Area Name | Director | Area(acres) |
|---|------------------|--------------|-------------|
| 1 | Electoral Area D | Aimee Watson | 3.25 |

Fire Service Areas

| # | Bylaw | Department | Area(acres) |
|---|-------|------------|-------------|
| 1 | 2003 | KASLO | 2.93 |

Official Community Plan

| # | Bylaw | Class | Class Description | Legend | Area(acres) |
|---|-------|-------|-------------------|-------------|-------------|
| 1 | 2435 | AG | Agriculture | Agriculture | 3.25 |

Agriculture Land Reserve

| # | Status | Area(acres) |
|---|--------|-------------|
| 1 | ALR | 3.25 |

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

SUMMARY

Summary Sheet

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: Agriculture , in ALR |



| | | | |
|------------|------------|---------------|--|
| Year Built | 1975 | Structure | 2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX) |
| Lot Size | 3.27 acres | Floor Area | 2546 Ft ² |
| Bathrooms | 2 | Bedrooms | 3 |
| Max Elev. | 612.11 m | Min Elev. | 543.60 m |
| Walk Score | - | Transit Score | - |
| Tax Year | 2026 | Annual Taxes | \$3,695.11 |

ASSESSMENT

| | 2025 | % | 2026 |
|----------|-----------|---------|-----------|
| Building | \$581,000 | ↓ -4.30 | \$556,000 |
| Land | \$383,000 | ↑ 4.18 | \$399,000 |
| Total | \$964,000 | ↓ -0.93 | \$955,000 |

APPRECIATION

| | Date | (\$) | % Growth |
|---------------|------------|-----------|----------|
| Assessment | 2026 | \$955,000 | ↑ 76.85 |
| Sales History | 01/09/2016 | \$540,000 | - |

RECENT MLS® HISTORY

| | Status (Date) | DOM | LP/SP | Firm |
|-----------|-----------------------|-----|-------------|---------------------|
| 2478990KO | Expired 30/11/2025 | 473 | \$873,000 / | Fair Realty (Kaslo) |

DEVELOPMENT APPLICATIONS

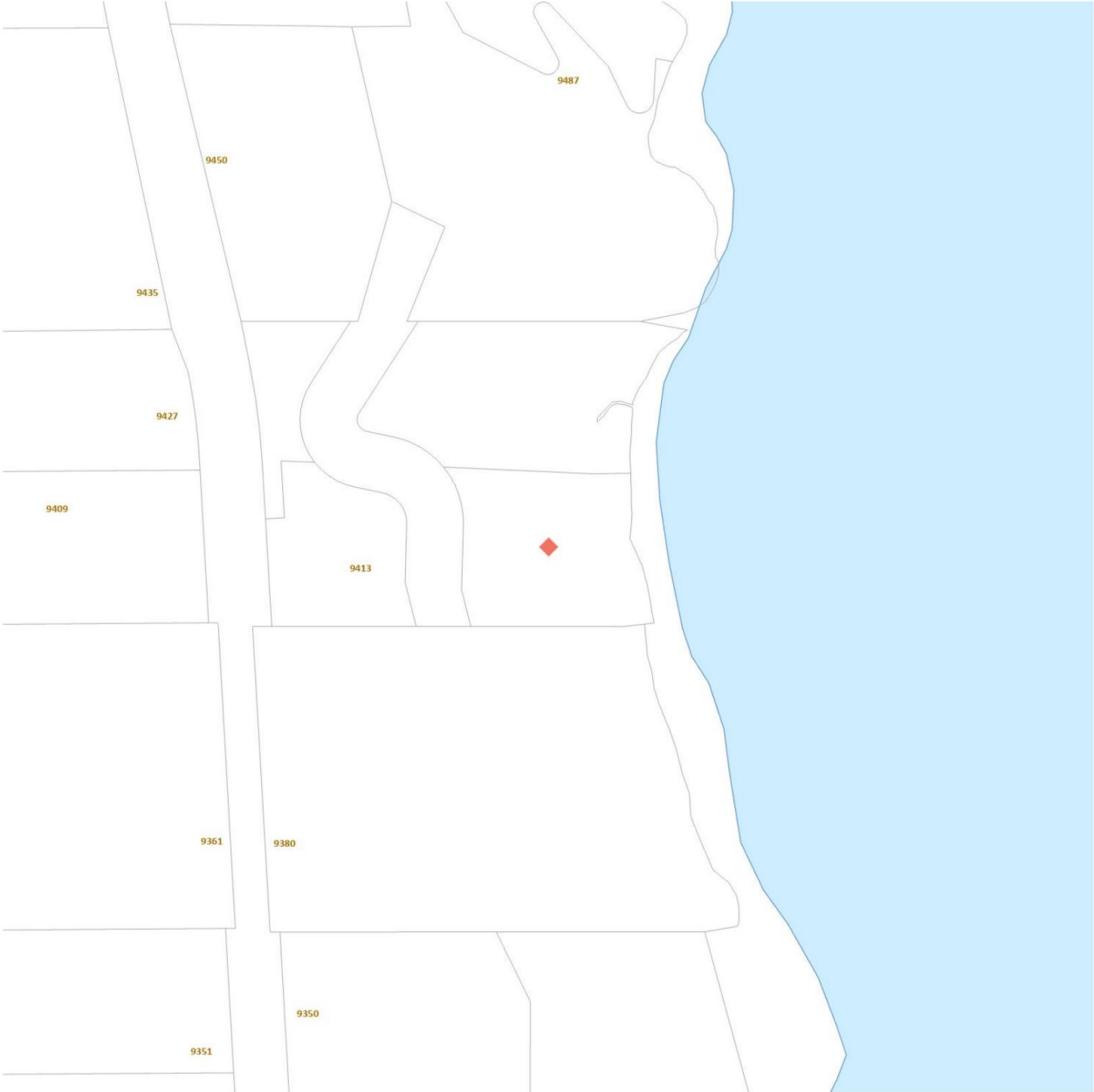
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The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



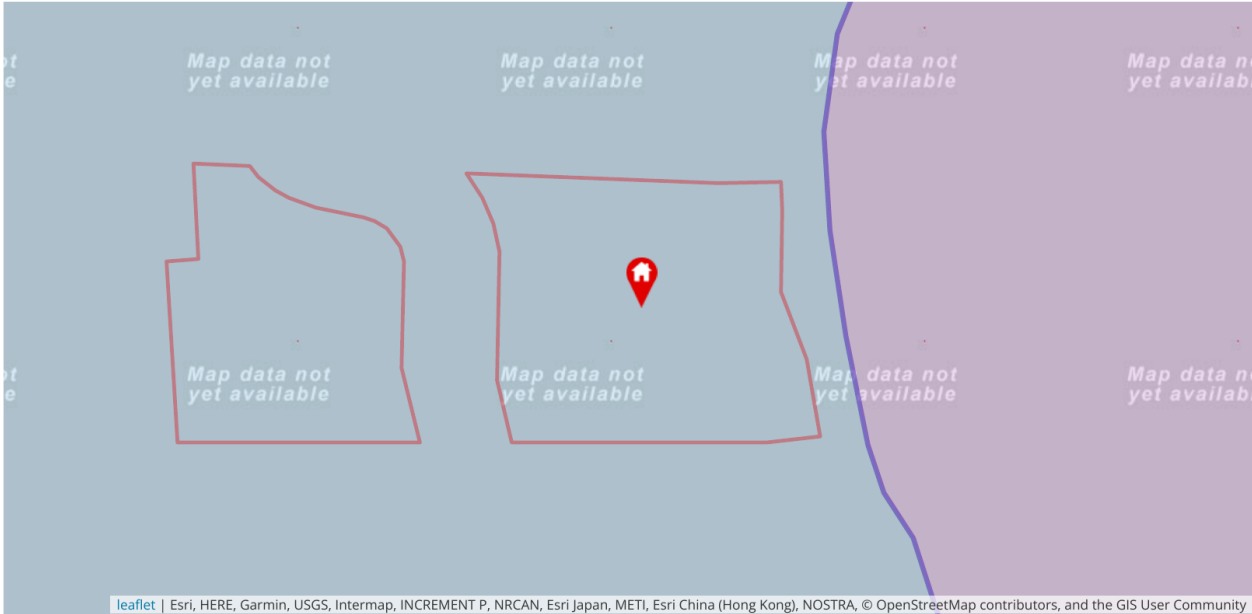
Legend

- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- RDCK OWNED
- Address Points

ZONING

Land Use

Official Community Plan



Subject Property Designations:

Agriculture

Layer Legend:

- Agriculture
- Resource Area

LTSA MAP

ParcelMap BC Print Report



August 1, 2024

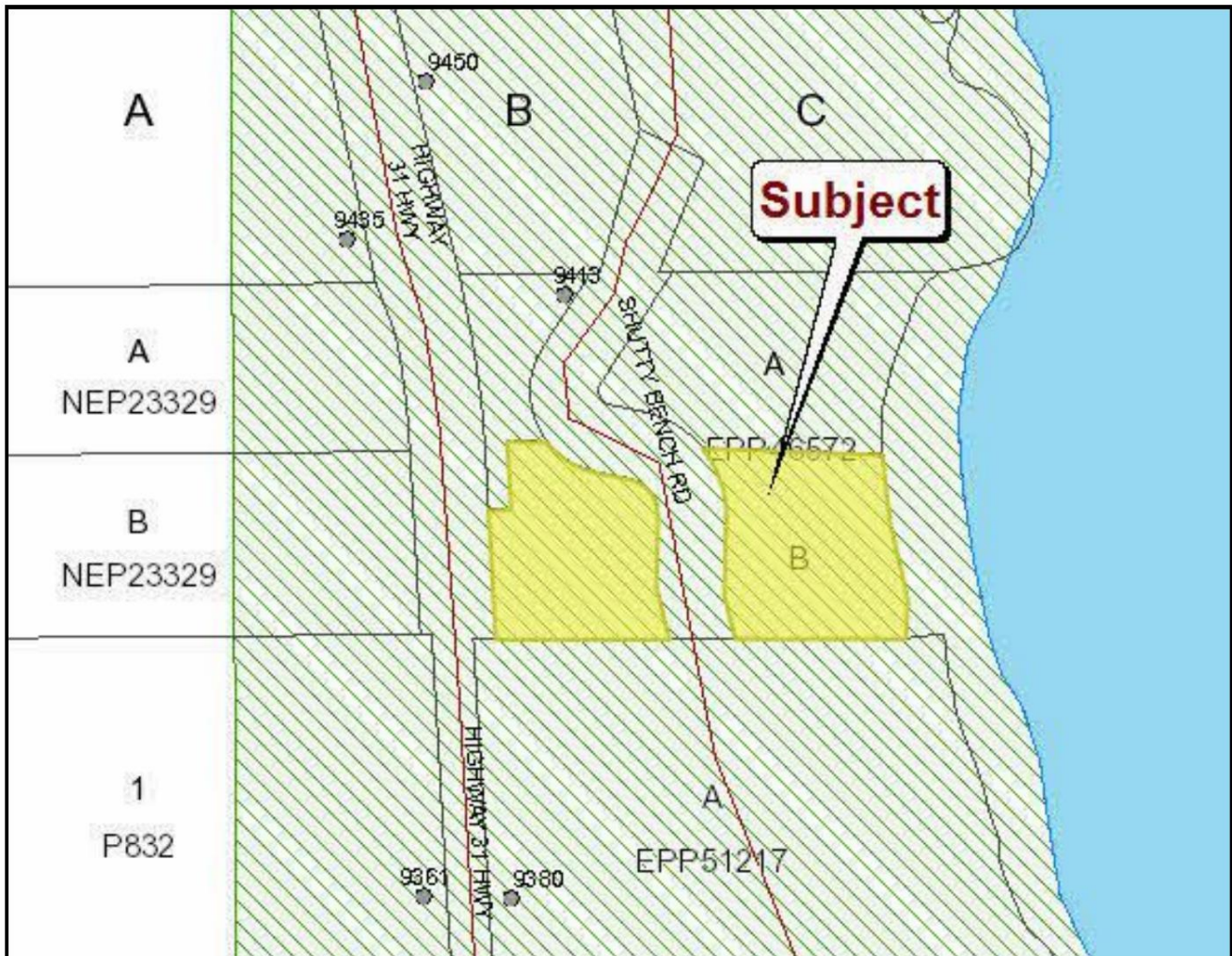
WARNING: MAP IS NOT PRINTED TO SCALE

- | | | |
|-------------------------|------------------|-------------------|
| Interest | Building Strata | Return To Crown |
| Parcels By Class | Bare Land Strata | Crown Subdivision |
| Air Space | Common Ownership | Part of Primary |
| Subdivision | Park | Primary |
| Absolute Fee Book | Road | |

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

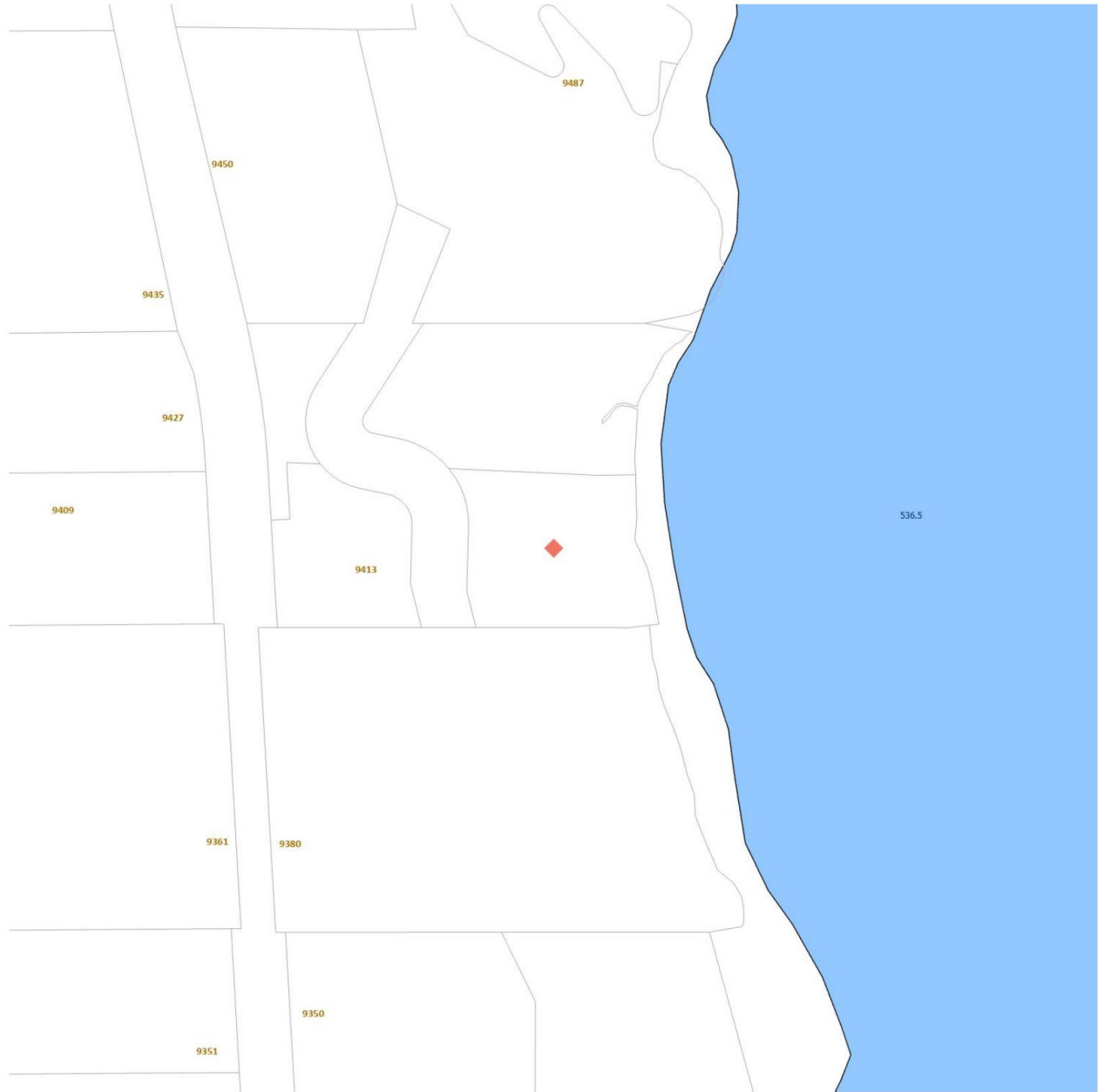
Cadastral data from ParcelMap BC
Copyright 2022 LTSA

ALR MAP



FLOOD MAP


Flood and Hazard



Legend

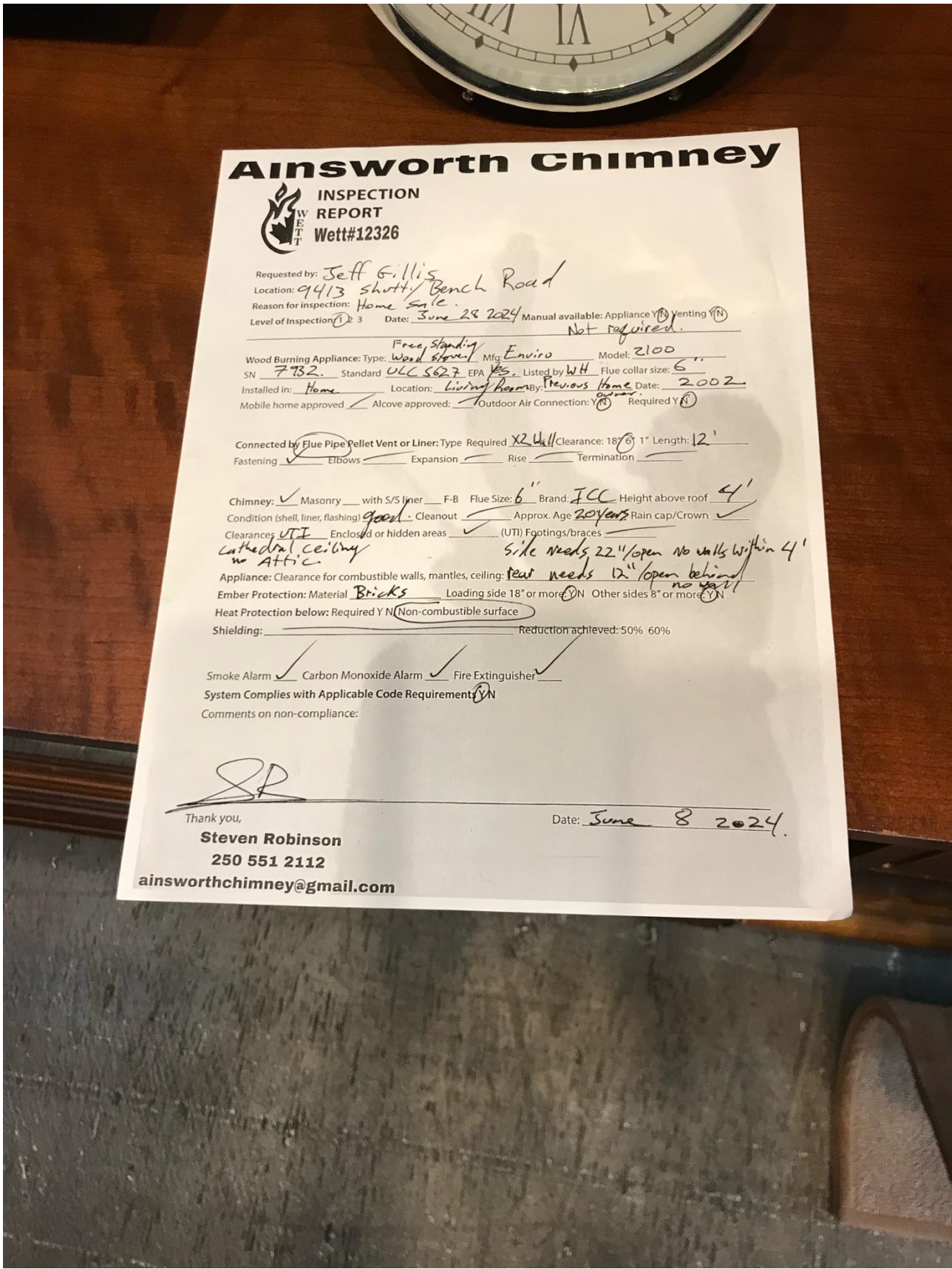
 Flood Construction Levels - 1990
 Cadastre - Property Lines

 Non Standard Flooding Erosion Area
 Address Points

 Streams and Shorelines

 Lakes and Rivers

WETT Certification



Ainsworth Chimney



INSPECTION
REPORT
Wett#12326

Requested by: Jeff Gillis
Location: 9413 Shott/Bench Road
Reason for inspection: Home Sale
Level of Inspection 1 2 3 Date: June 28 2024 Manual available: Appliance Venting
Not required.

Wood Burning Appliance: Type: Free Standing Mfg: Enviro Model: 2100
SN: 7732 Standard: ULC S627 EPA: Yes Listed by: WH Flue collar size: 6"
Installed in: Home Location: Living Room By: Previous Home Date: 2002
Mobile home approved: Alcove approved: Outdoor Air Connection: Required

Connected by Flue Pipe Pellet Vent or Liner: Type: Required X2 Wall Clearance: 18" (6) Length: 12'
Fastening: Elbows: Expansion: Rise: Termination:

Chimney: Masonry with S/S Liner F-B Flue Size: 6" Brand: ICC Height above roof: 4'
Condition (shell, liner, flashing): good Cleanout: Approx. Age: 20 years Rain cap/Crown:
Clearances: UTI Enclosed or hidden areas: (UTI) Footings/braces:

Appliance: Clearance for combustible walls, mantles, ceiling: Heat needs 22" / open no walls within 4'
Ember Protection: Material: Bricks Loading side 18" or more: Other sides 8" or more:
Heat Protection below: Required Non-combustible surface

Shielding: Reduction achieved: 50% 60%

Smoke Alarm: Carbon Monoxide Alarm: Fire Extinguisher:

System Complies with Applicable Code Requirement:

Comments on non-compliance:

Thank you,
Steven Robinson
250 551 2112
ainsworthchimney@gmail.com

Date: June 8 2024

FLOOR PLANS



TOTAL: 2468 sq. ft
 1st floor: 1224 sq. ft, 2nd floor: 1244 sq. ft
 EXCLUDED AREAS: GARAGE: 363 sq. ft, DECK: 590 sq. ft, COVERED DECK: 252 sq. ft,
 PORCH: 346 sq. ft, OPEN TO BELOW: 201 sq. ft, WALLS: 199 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



PICTURES



COMMUNITY INFORMATION

| 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 |
| | Vancouver, BC | 727 | approx. 8.5–9 hr |
| North Kootenay Lake & Lardeau Valley | 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>