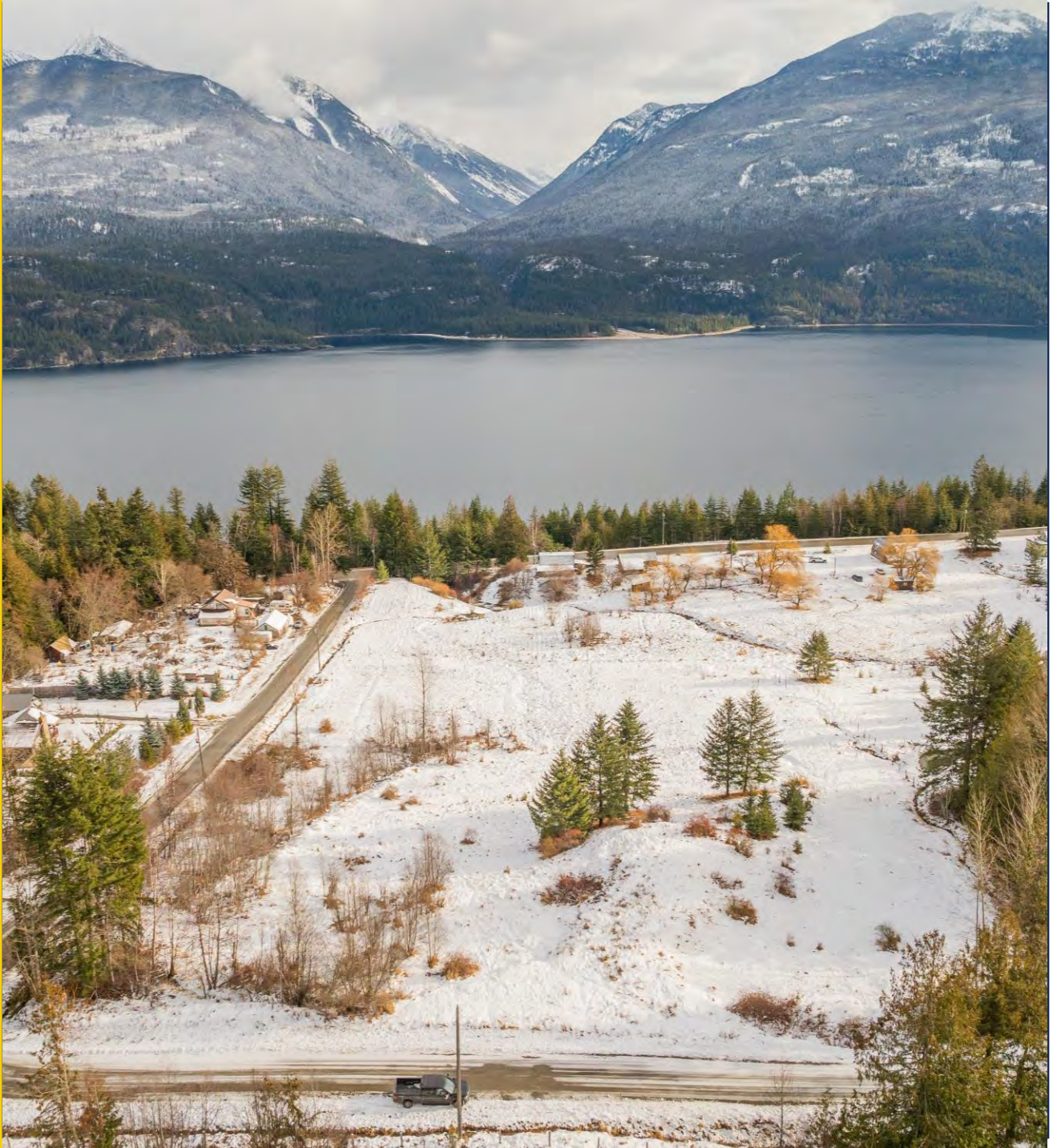


**LOT 2 TANGYE RD,
SHUTTY BENCH, KASLO BC
\$298,000**

**Kootenay
BC**



REAL ESTATE REALTY



DETAILS

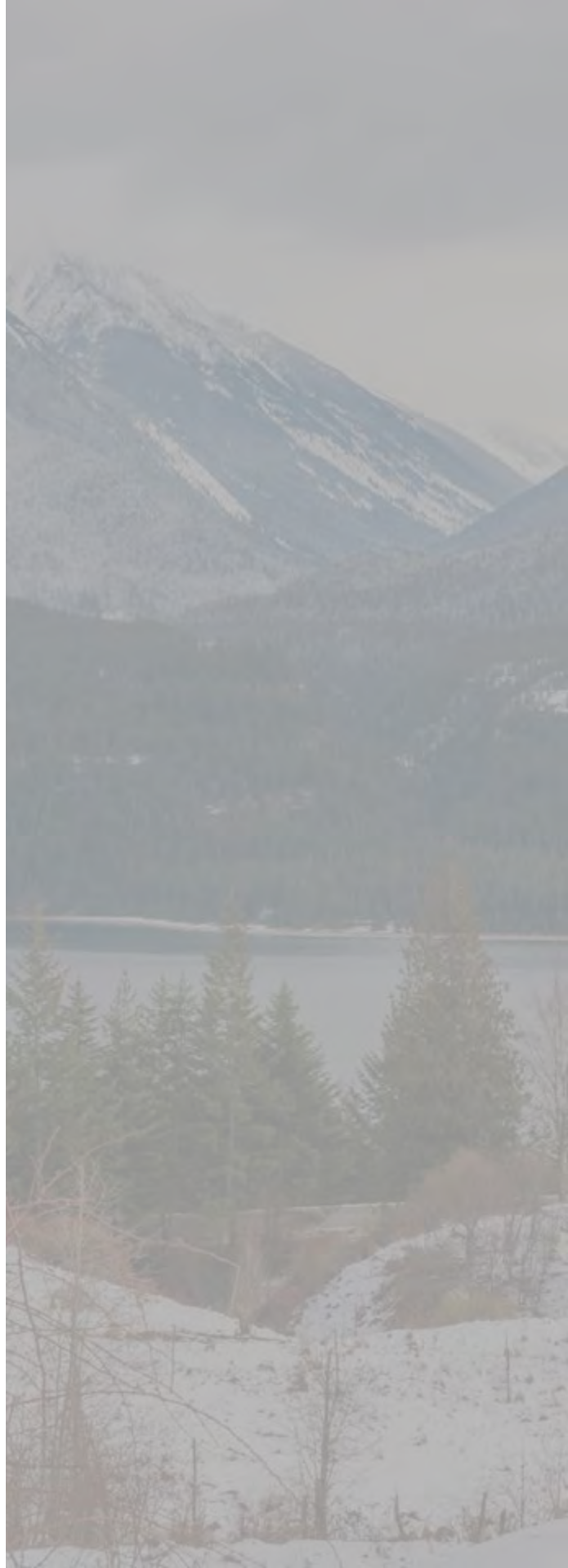
Situated just 10 minutes north of Kaslo, BC, in the charming community of Shutty Bench, this 3.53-acre property offers stunning views of Kootenay Lake and the Purcell Mountains.

With utilities available at the lot line, including telephone, power, and internet, as well as licensed water access from Athol Creek and approved septic plans (permit required for installation), this property is ready for your dream home or hobby farm.

Boasting excellent sun exposure, it's an ideal spot for gardening or cultivating a small farm. As part of Shutty Bench, a historic farming community, this parcel features rich, fertile soil perfect for growing plants and vegetables. Don't miss this opportunity to own a piece of land with incredible potential in a peaceful, picturesque setting.

Size: 3.53 acres

Services: Water License, Hydro available, Internet available, Septic Permit required.



TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

TANGYE RD SHUTTY BENCH

Area-Jurisdiction-Roll: 21-786-03122.200



Total value **\$162,000**

2025 assessment as of July 1, 2024

Land	\$162,000
Buildings	\$0

Previous year value	\$151,000
Land	\$151,000
Buildings	\$0

Property information

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 3.53 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 2, PLAN NEP89779, DISTRICT LOT 819, KOOTENAY LAND DISTRICT

PID: 028-029-236

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

TITLE

TITLE SEARCH PRINT

2025-01-15, 08:47:26

File Reference:

Requestor: Kul Nijjar

Declared Value \$146500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**
Land Title OfficeNELSON
NELSON**Title Number**
From Title NumberCA6507471
LB340352**Application Received**

2017-12-13

Application Entered

2017-12-15

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier: 028-029-216

Legal Description:

LOT 2 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN NEP89779

Legal NotationsTHIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999
DEPOSITED OCTOBER 10 1974**Charges, Liens and Interests**

Nature:

RESTRICTIVE COVENANT

Registration Number:

R15790

Registration Date and Time:

1982-08-04 08:30

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF TRANSPORTATION
AND HIGHWAYS

Remarks:

INTER ALIA
SECTION 215 LTA

TITLE

Authenticity ID: E73D7576-76D3-4F11-80C1-002240269057

Submission ID: F0990498330a3511-863-002240269057

TITLE SEARCH PRINT

2025-01-15, 08:47:26

File Reference:

Requestor: Kul Nijjar

Declared Value \$146500

Nature: COVENANT
Registration Number: LB340350
Registration Date and Time: 2009-09-23 11:41
Registered Owner: INTERIOR HEALTH AUTHORITY
REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: CA1359320
Registration Date and Time: 2009-11-23 09:19
Remarks: APPURTENANT TO LOT 1 PLAN NEP89778

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Handwritten signature

PROPERTY DISCLOSURE STATEMENT

Authenticity ID: E73D787D-76D3-EF11-8B2F-002248290057

Authenticity ID: F2B88888-8888-8888-8888-888888888888



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: January 15 2025

The following is a statement made by the Seller concerning the Land located at:



ADDRESS: Lot 2 TANGYE Road Kaslo BC V0G 1M0 (the "Land")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know" This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		Don		
B. Are you aware of any existing tenancies, written or oral?		Don		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		Don		
D. Is there a survey certificate available?			Don	
E. Are you aware of any current or pending local improvement levies/charges?		Don		
F. Have you received any other notice or claim affecting the Land from any person or public body?		Don		
G. Is the Land managed forest lands?			Don	
H. Is the Land in the Agricultural Land Reserve?	Don			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		Don		
J. Are you aware of any fill materials anywhere on the Land?		Don		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		Don		
L. Are you aware of any uncapped or unclosed water wells on the Land?		Don		
M. Are you aware of any water licences affecting the Land?	Don	Don		
N. Has the Land been logged in the last five years?		Don		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc?			Don	

--	--	--

BUYER'S INITIALS

Don		
-----	--	--

SELLER'S INITIALS

BC1008 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authenticity ID: E75D797D-76D3-EF11-80CF-002248290267

Autograph ID: F28803B8-42D3-EF11-80CF-002248290267

January 15 2025

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 2 TANGYE Road KASLO BC V0G 1M0

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input checked="" type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Land already?	Yes			
(ii) Have you applied for a water licence and are awaiting response?				Yes
C. Are you aware of any problems with the water system?		Yes		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		Yes		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		Yes		
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____				Yes
G. Are you aware of any problems with the sanitary sewer system?				Yes
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				Yes
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				Yes

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		Yes		
B. Are you aware of any latent defect in respect of the Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		Yes		

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

BC1008 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

Authorization ID: E73D757D-7ED3-EF11-B9CF-002248299057

Authorization ID: F769C039-82D3-EF11-B9CF-002248299057

January 15 2025

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 2 TANGYE Road Kaslo BC V0G 1M0

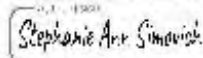
4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		Yes		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?		Yes		

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) Daniel William Nelson


SELLER(S) Stephanie Ann Simovich

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr. _____

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Land.

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BY YOUR BUY NOV 2023

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EXPENSES

Property Taxes:



2024

\$374

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

ALR MAP

ALR Property and Map Finder



1/26/2025, 10:22:11 AM

- ALR Polygons
- Regional Districts
- ParcelMap BC Parcel Fabric



Unit conversion: Meter conversion: 2019 Canada Unit: British Unit: Feet: 0.3048, Centimeter: 0.01, Meter: 1.0, Kilometers: 1000

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LTSA MAP

ParcelMap BC Print Report



January 26, 2025

 Interest

WARNING: MAP IS NOT PRINTED TO SCALE

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

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

RDCK MAP



RDCK Property Report

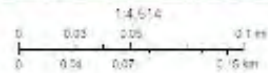
Area of Interest (AOI) Information

Area : 3.54 acres

Jan 26 2025 10:16:54 Pacific Standard Time



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



Source: Esri, DeLorme, Garmin, GeoEye, IGN, NOAA, US Navy, NGA, US Census Bureau, US Coast Guard, Swire, GEBCO, Esri, DeLorme, Garmin, GeoEye, IGN, NOAA, US Navy, NGA, US Census Bureau, US Coast Guard, Swire, GEBCO, Esri, DeLorme, Garmin, GeoEye, IGN, NOAA, US Navy, NGA, US Census Bureau, US Coast Guard, Swire, GEBCO

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03122.200	028-029-216	TANGYE RD, SHUTTY BENCH	2 Acres Or More (Vacant)	NEP89779

#	LTO Number	Lot	Block	District Lot	Land District
1	CA6507471	2	-	819	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2 PLAN NEP89779 DISTRICT LOT 819 KOOTENAY LAND DISTRICT	3.53	ACRES	3.54

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	3.54

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	3.54

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	3.54

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	3.54

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

SUMMARY

Summary Sheet

TANGYE RD Rural BC

PID	028-029-216
Registered Owner	NE4, D4
Legal Description	LOT 2 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN NEP89779
Plan	NEP89779
Zoning	
Community Plan(s)	DCP, RC - Country Residential, in ALR



Year Built	--	Structure	2 ACRES OR MORE (VACANT)
Lot Size	3.53 acres	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	688.84 m	Min Elev.	666.63 m
Floor Area	--	Walk Score	--
Transit Score	-	Annual Taxes	\$374.00

ASSESSMENT

	2023	%	2024
Building	\$0	-	\$0
Land	\$141,000	↑ 7.09	\$151,000
Total	\$141,000	↑ 7.09	\$151,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$151,000	↑ 3.07
Sales History	13/12/2017	\$146,500	--

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2423270K0	Sold 01/12/2017	147	\$140,000 / \$146,500	Fair Realty (Nelson)
2214848K0	Expired 05/02/2013	195	\$260,000 / \$0	Vahalla Path Realty
2212980K0	Cancelled 20/07/2012	67	\$299,900 / \$0	Coldwell Banker Rosling Real Estate (Nelson)

DEVELOPMENT APPLICATIONS

SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	J/V Humphries	Trafalgar Middle School	J/V Humphries
School District	SD 8	SD 8	SD 5
Grades	K - 12	6 - 8	K - 12

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

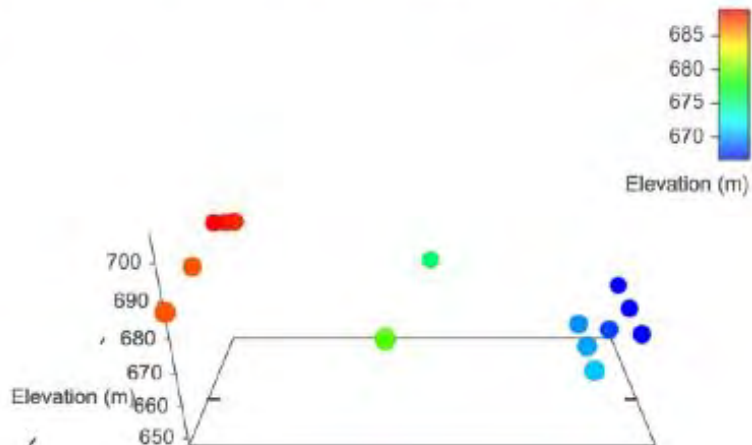
- Hydrant
- Streams and Shorelines
- Stand Pipe
- Lakes and Rivers
- Other
- Cadastre - Property Lines
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 688.84 m | Min Elevation: 666.63 m | Difference: 22.21 m

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

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RC - Country Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Land Use

Official Community Plan



Subject Property Designations:

RC - Country Residential

Layer Legend:

- RC - Country Residential
- PR - Parks and Recreation

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.

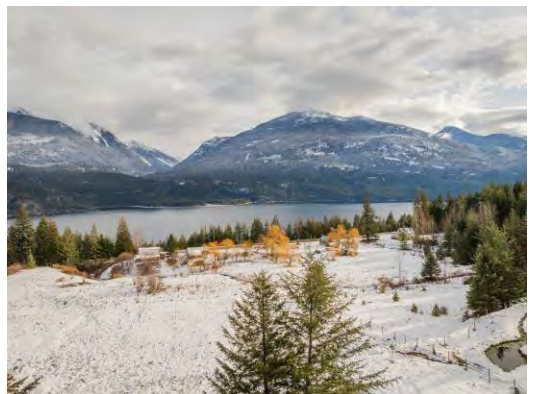
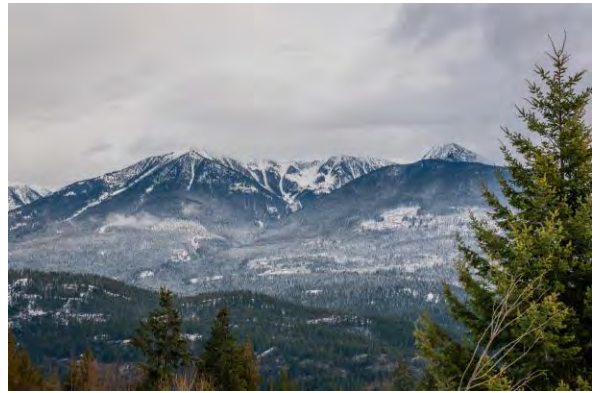
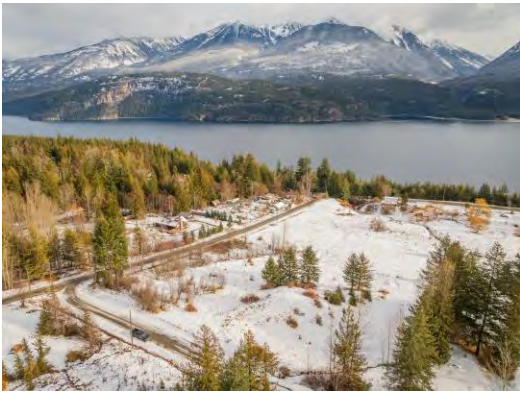
Economy

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

Kul Nijjar, 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>