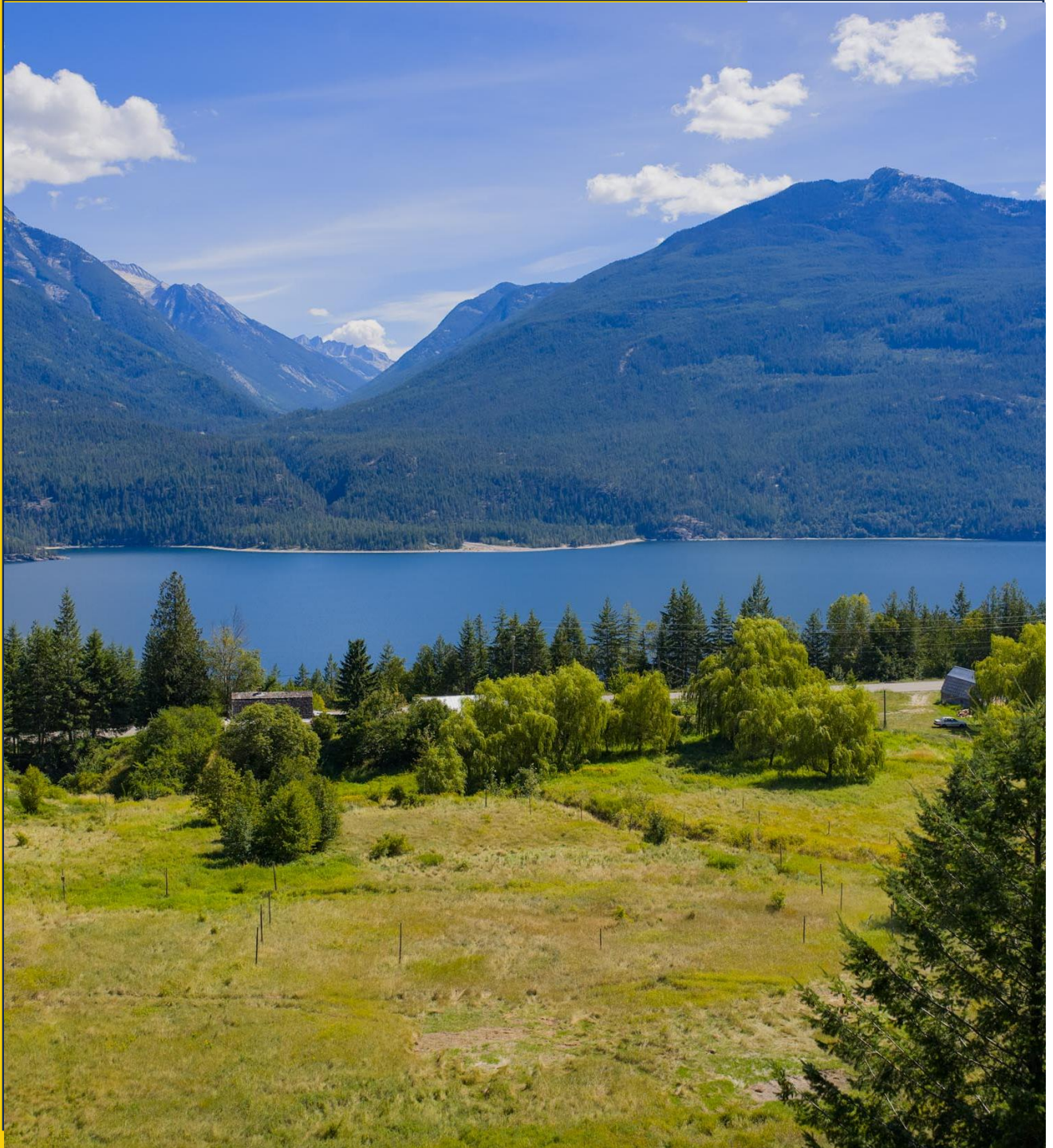


**LOT 2 TANGYE RD,  
SHUTTY BENCH, KASLO BC  
\$298,000**





# DETAILS

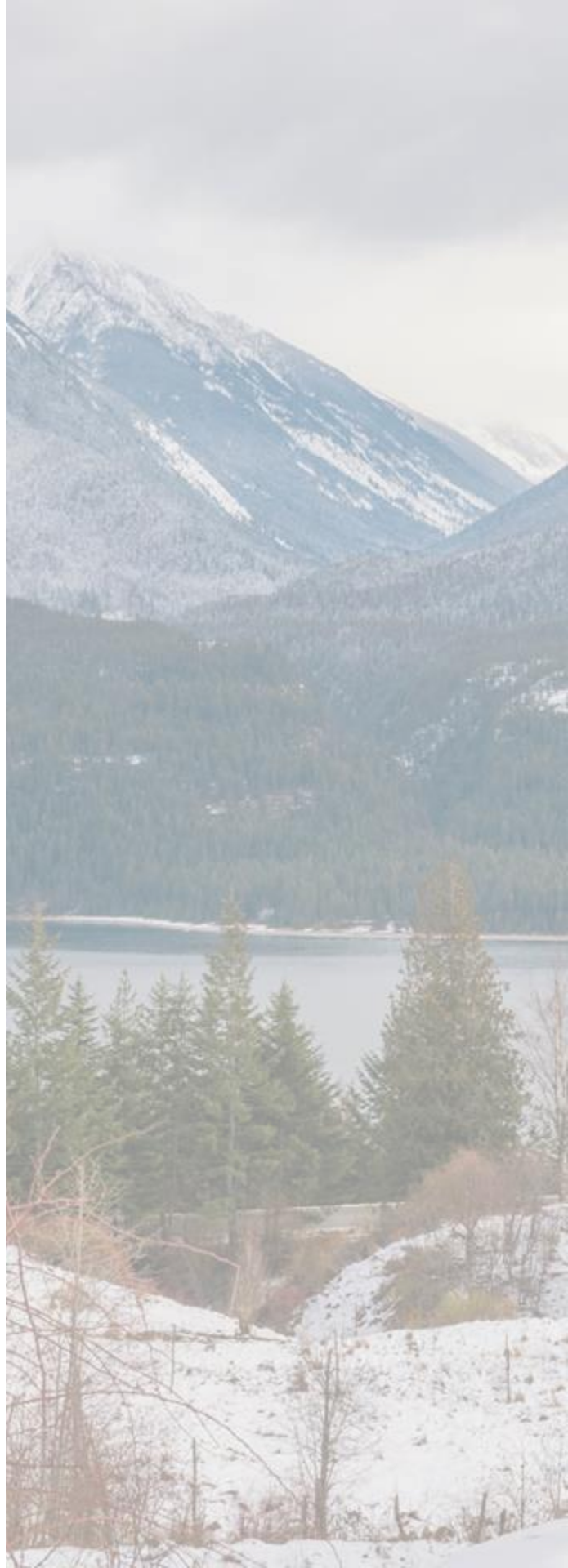
Situated just 10 minutes north of Kaslo, BC, in the charming community of Shutty Bench, this 3.53-acre property offers stunning views of Kootenay Lake and the Purcell Mountains.

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 Office

NELSON

NELSON

### Title Number

From Title Number

CA6507471

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 Notations

THIS 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

Authentign ID: E73D7B7D-76D3-EF11-88CF-002248299057

Authentign ID: F2B86DE9-62D3-EF11-88CF-002248299057

## TITLE SEARCH PRINT

File Reference:

Declared Value \$146500

2025-01-15, 08:47:26

Requestor: Kul Nijjar

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 NEP89779

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE





# EXPENSES

## Property Taxes:



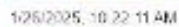
2024

\$374

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



## ALR Property and Map Finder



 Regional Districts

ParcelMap BC Parcel Fabric



L&L Community Media Corporation, Ltd. Canada, L&L Motion Picture  
Productions, Inc., 10754-16th St., N.W., P.O. Box 107, Ames.

PROVIDING NATURE LAND USE VALUES

© Phoenix Agriculture LLC. All rights reserved. The information provided is for informational purposes only and may not reflect the current status of the AHS.



# LTSA MAP

## ParcelMap BC Print Report



January 26, 2025

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest

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

Cadastral data from ParcelMap BC  
Copyright 2022 LTSA



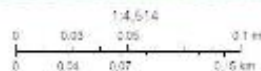
### Area of Interest (AOI) Information

Area : 3.54 acres

Jan 26 2025 10:16:54 Pacific Standard Time



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



Source: San, Mexico, Central Geographical, and the GIS User Community, East Community Maps Contributors, San Carlos, San, Mexico, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 268



# 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	NE*, D*
Legal Description	LOT 2 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN NEP89779
Plan	NEP89779
Zoning	
Community Plan(s)	OCP: 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
2423270KO	Sold 01/12/2017	147	\$149,000 / \$146,500	Fair Realty (Nelson)
2214848KO	Expired 05/02/2013	195	\$260,000 / \$0	Valhalla Path Realty
2212980KO	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 8
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
- Cadastral - Property Lines
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points

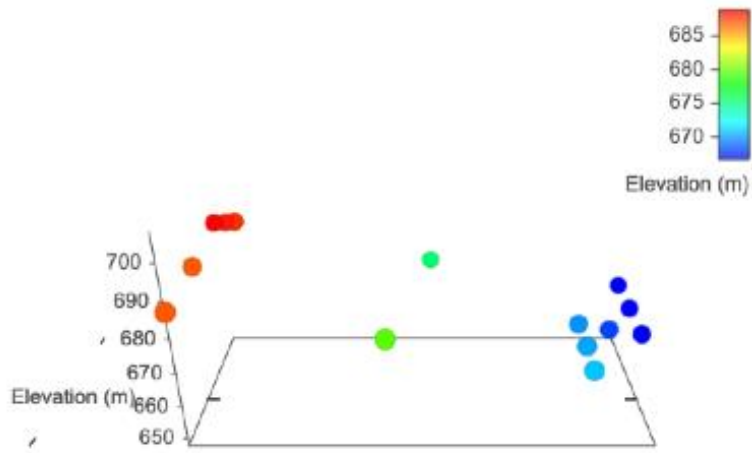


# ELEVATION

Estimated Lot Dimensions and Topography



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

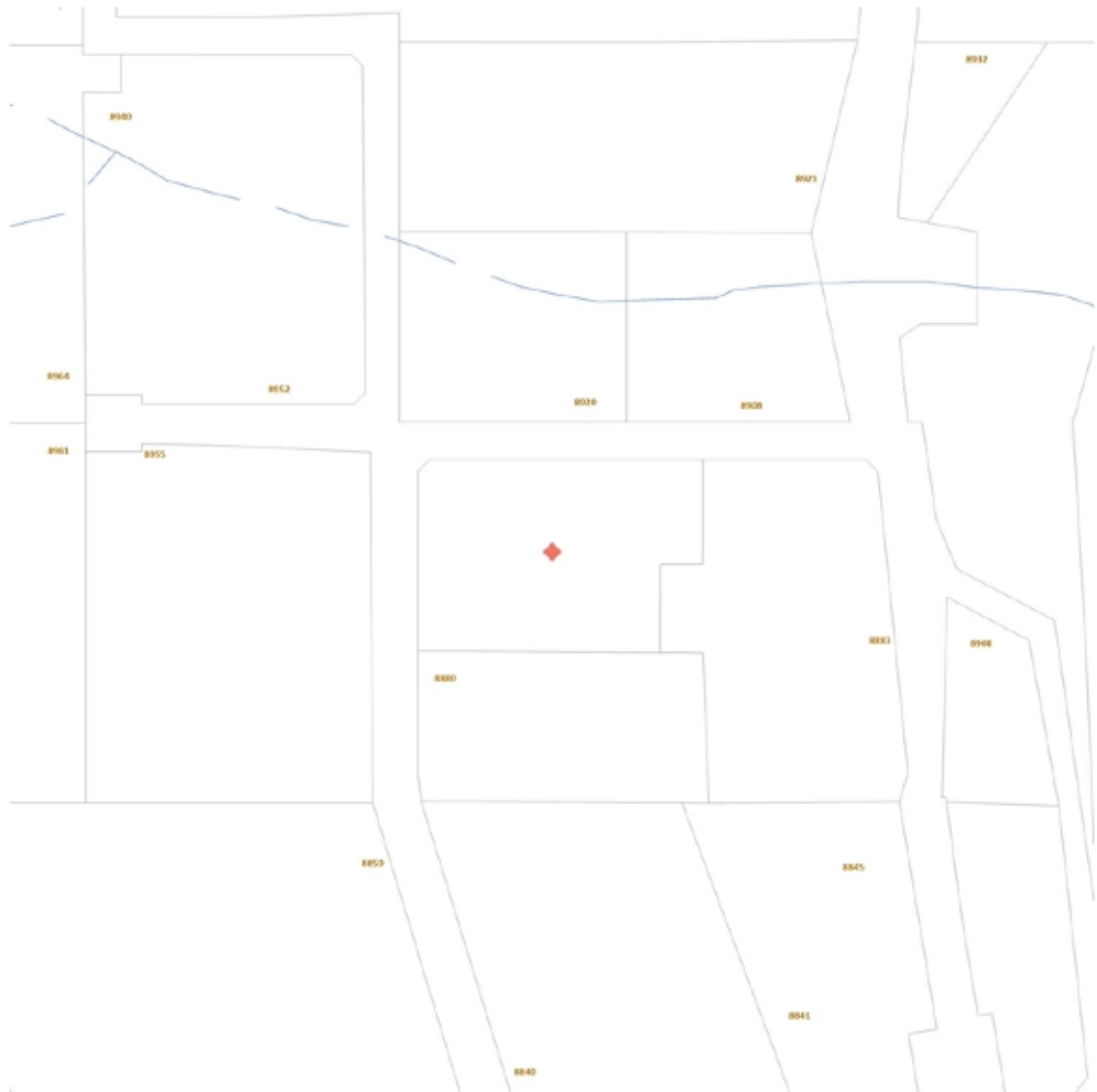


Max Elevation: 688.84 m | Min Elevation: 666.63 m | Difference: 22.21 m



# FLOOD MAP

## Flood and Hazard



## Legend

-  Flood Construction Levels - 1990
-  Non Standard Flooding Erosion Area
-  Streams and Shorelines
-  Lakes and Rivers
-  Cadastre - Property Lines
-  Address Points



# ZONING

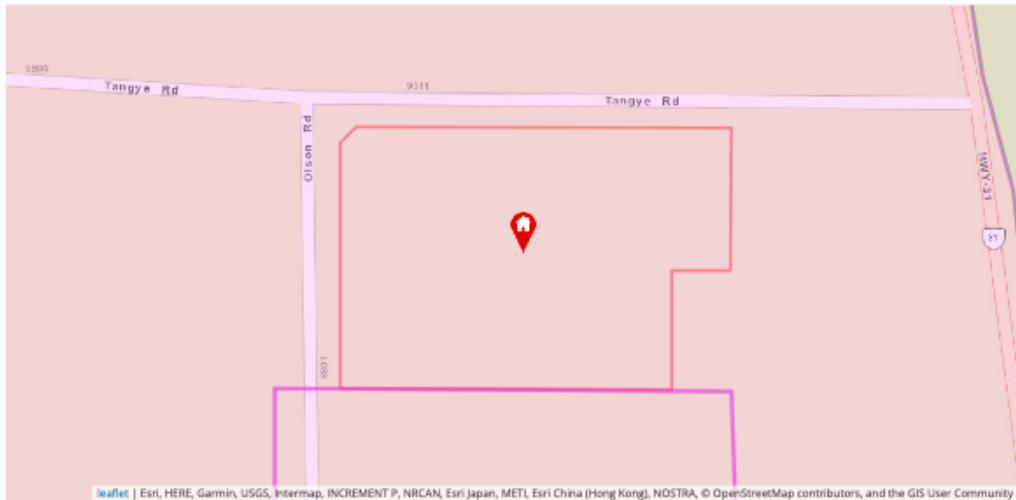
Land Use

## 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
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	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**

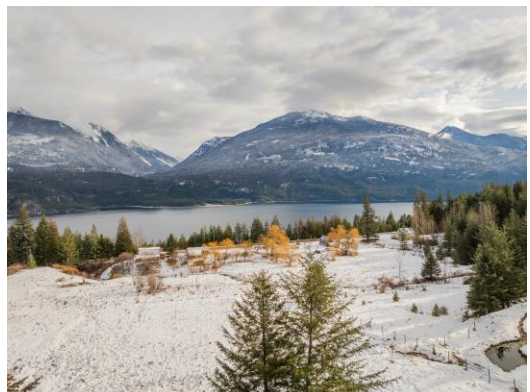
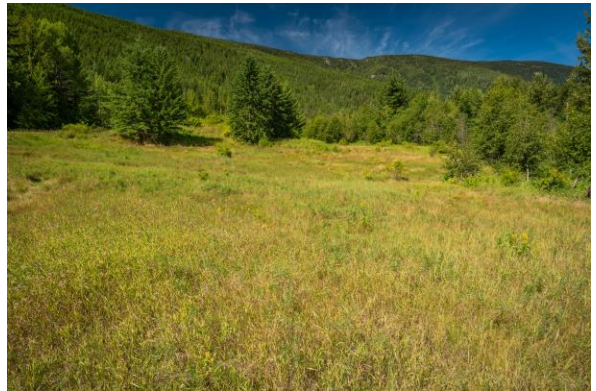
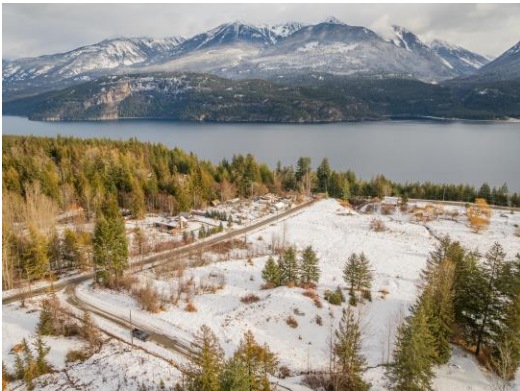
Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants 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>