



**Off-Grid, Modern, Timber Frame  
Cabin in the Woods - Beaton, BC**



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# Off-Grid, Modern, Timber Frame Cabin in the Woods - Beaton, BC

## PROPERTY DETAILS

|                        |            |
|------------------------|------------|
| <b>Listing Number:</b> | 25181      |
| <b>Price:</b>          | \$515,000  |
| <b>Taxes (2025):</b>   | \$593.09   |
| <b>Size:</b>           | 2.01 acres |

## DESCRIPTION

A beautiful, modern timber-frame cabin nestled on 2 forested acres in the lakeside community of Beaton, located at the end of Beaton Arm on Upper Arrow Lake and surrounded by the majestic Selkirk Mountains. Set toward the back of the property on a flat, elevated bench, the cabin is framed by a stunning natural rock retaining wall that forms an ideal home or recreational getaway. The site offers plenty of space for a fire pit, outdoor seating, and other outdoor living elements.

The 1,200 sq. ft. cabin includes approximately 435 sq. ft. upstairs and 765 sq. ft. on the main floor. The upper level features two bedrooms and a spacious open landing that overlooks the main living area and surrounding forest. Quality timber framing is showcased throughout, especially upstairs, which is accessed by a striking floating staircase.

The main floor includes polished, heated concrete floors, an open-concept kitchen, dining and living area with wood stove, a full bathroom with soaker tub (plumbed and ready for a shower install), utility room, and a flexible den/office or potential third bedroom. Entry options include a ground-level

side mudroom or a front door opening into the living room.

This off-grid setup includes a solar power system (four 12V batteries, four panels, and generator backup), a Navien on-demand gas boiler for in-slab radiant heat, and a wood stove for sustainable, cozy warmth. Water and sewer are handled by a drilled well and full septic system.

Additional features include a shed and a carport/machine shed with rooftop solar panels and extra storage space.

With lake access nearby, a creek across the road, and endless backcountry at your doorstep, this is a truly complete off-grid retreat in a stunning and private natural setting.

## LOCATION

Lot 6 Salmon Creek Road - Beaton, BC

## AREA DATA

### Beaton

Beaton is a scenic rural community located at the head of the Beaton Arm on Upper Arrow Lake in Selkirk Mountains approximately 50 km south of Revelstoke. This remote area of the Kootenays offers stunning vistas and excellent backcountry recreation with great snowmobiling, lots of options for Quads and dirt bikes, robust wildlife viewing, and excellent fishing and boating on the Arrow Lakes. The lake itself is part of the Columbia River Hydro Electric Reservoir. Lake levels fluctuate highly with low water levels in winter (this year has been a very low water year), and peak levels in the summer which



lines up well for boating. The Incomappleux River (Fish River) enters the lake nearby the community and the Incomappleux River Valley is home to some amazing inland temperate rainforests. A recently created 58,000-acre conservancy backs onto Glacier National Park—not that far away as the crow flies. Access to this conservancy is very challenging but in close proximity to Beaton and why this area remains relatively intact. Here you can find 1,000-year-old cedar and hemlock trees. There are no commercial services in Beaton, the nearest store/gas bar is 19 kilometres away in Trout Lake. This is an area of amazing geography, a nature lovers/backcountry enthusiast's paradise.

Visit the Kayak Session website for a video of a kayak exploration down Incomappleux River.

### **Incomappleux River Valley Conservancy Area**

The peak-to-valley landscape along the Incomappleux River is diverse and spans alpine ecosystems, inland temperate rainforest, valley bottom wetlands, streams, and lakes. The Incomappleux River is a major tributary to the Columbia River. The river system supports

kokanee salmon and bull trout, as well as plentiful waterfowl and wetland birds.

The forests contain substantial areas of mature and old growth trees, with some ranging from 800 to 1,500 years old. Researchers have identified several at-risk species of plants, mosses and lichen in this valley.

Several species listed on the federal Species at Risk Act are found in the Incomappleux Valley, including two endangered bat species (northern myotis and little brown myotis), southern mountain caribou (threatened) and cryptic paw, a lichen species of special concern.

The northern edge of the Incomappleux Valley project area abuts Glacier National Park, increasing important habitat and landscape-level connectivity for wide-ranging animals across the southern interior mountains of BC.

The project area includes 58,000 hectares which is now designated as a provincial conservancy, plus an additional 17,000 hectares that is protected from commercial timber harvest.

## HISTORY

In 1896, the steamboat landing became the eastern terminal for the Arrowhead–Beaton ferry. Formerly Thomson's Landing, it was named after the landowner, James William Thomson, who was the local notary public in 1901. Thomson's subsequent partner was Malcolm Beaton. In 1902, the name changed to Beaton. There were 65 residents in 1911. Other towns in the vicinity included Comaplix, Camborne, Galena Bay and Arrowhead. In 1957, the eastern terminal for the ferry moved to Galena Bay. As BC Hydro was flooding the new reservoir in 1967-1969, the hotel burned to the ground. The post office closed in 1969. Although comprising several scattered residences, the former settlement was mostly covered by the reservoir and never rebuilt. Beaton is now home to a handful of residents and several more recreational/seasonal property owners.

## Upper Arrow Lake

The Arrow Lakes are located in the Kootenays region of British Columbia, situated between the Selkirk Mountains to the east and the Monashee Mountains to the west. Arrow Lake is divided into two lakes, Upper Arrow Lake and Lower Arrow Lake, which are widened portions of the Columbia River as it wends its way south to the US border. Originally two separate lakes, the Arrow Lakes became one 230-kilometre-long lake with the construction of the Keenleyside Dam in the 1960s. At low water levels the two lakes become separated, once again, although connected by a section known as the Narrows. The shores of the Arrow Lakes feature rocky headlands and steep cliffs, with mountain sides that are heavily forested and rise sharply to elevations around 2,600 metres.

## RECREATION

In summer the boating on Arrow Lake is fabulous, there are lots of interesting excursions—up the long and fjord like Beaton Arm which extends more than 12 km off the main lake body. Fishing is top notch



year-round, but best in the fall/winter months with large rainbows 9-15 lbs. a common catch, dollies are also prevalent, as are the smaller and delicious kokanee salmon. There are a couple options for lake access nearby.

Access to endless quadding, dirt biking and mountain biking is readily available. For those who want to get into the backcountry further there are Forest Service Roads that take you up amazing mountain valleys. This is pure BC Awesomeness!

Or for those who are looking for a scenic route, the drive south to Meadow Creek and Kaslo along Trout Lake and the Lardeau River is one of the best in BC. In late April/May the Gerhard rainbow are spawning at the end of Trout Lake (less than an hour away) and these are the largest trout in the world—a must see! Other summer activities include wildlife watching, hiking, exploring natural hot springs, glacial creek cold plunges, or just kick back and enjoy the stunning mountain and lake scenery.

In winter you have some BC's best winter activities nearby, and a few backcountry adventure lodges are present in the area with a cat ski lodge just 10 km away and the mountains around the cabin ski terrain for CMH and Selkirk Tangiers. 5 km up Beaton Rd is a great trail access point for deep and world class snowmobiling and some of the best

fishing of the year is during the winter months as the lake remains open water year-round.

## IMPROVEMENTS

- Timber frame cabin, approximately 1,200 sq. ft.
- Woodshed
- Machine shed/carport
- Large natural rock retaining wall

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## MAP REFERENCE

50°43'59.63"N and 117°43'41.80"W

## SERVICES

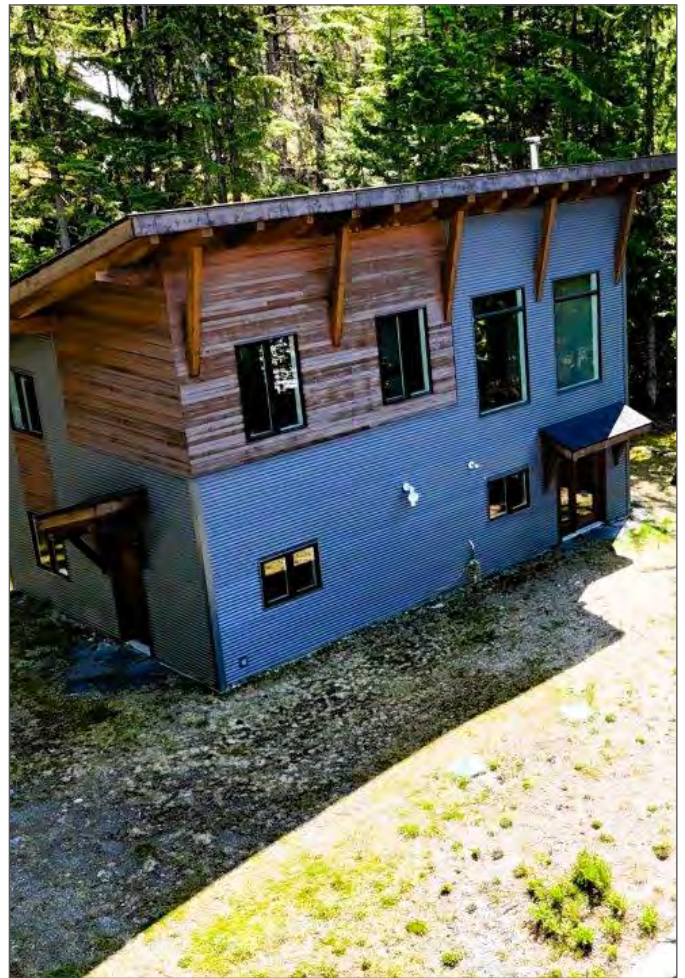
- Private septic system
- Drilled well
- Solar power - four 12V batteries powered by 4 solar panels with an auxiliary generator connection for winter use and reliability
- Heat - in-slab radiant heat is supplied by a Navien on demand gas boiler. Superior Propane tank on site. Property also has a free-standing wood stove
- Internet options include (1) Trout Lake Internet Society; or (2) Starlink
- No cell service - but you have Wi-Fi calling over Internet at the cabin

## ZONING

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### Permitted Uses

Single Detached, Stand Alone Campsite, Timber Harvesting, Horticulture, Agriculture, and more



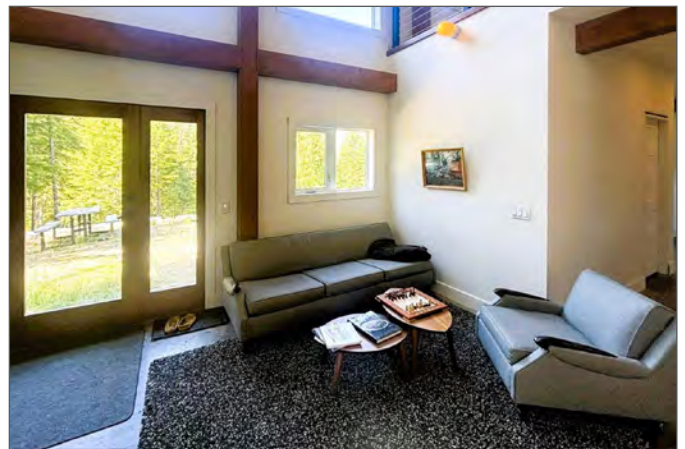
### Accessory Uses

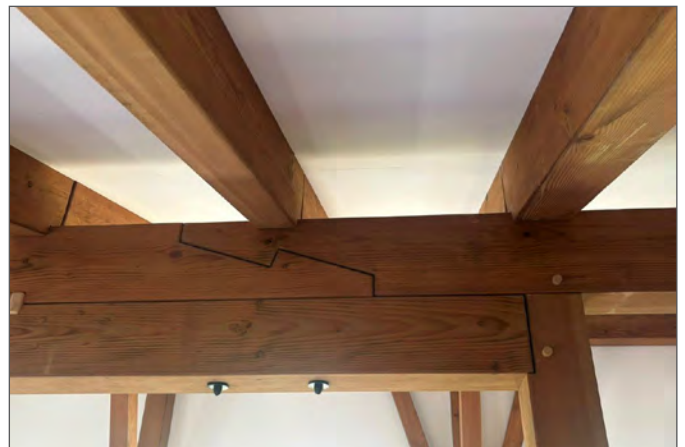
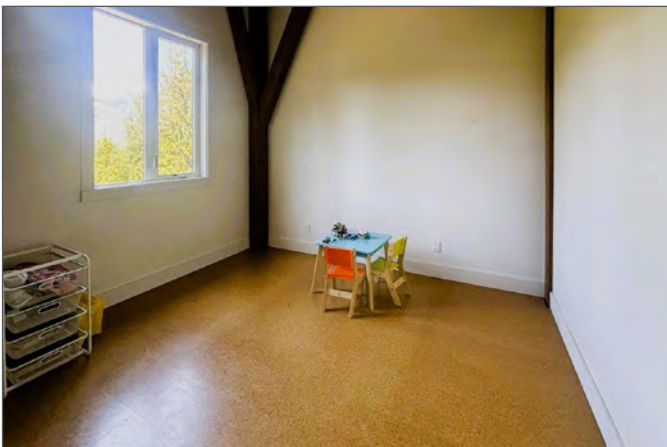
Bed and Breakfast, Sawmill, Residential Campsite, Secondary Dwelling Unit, Home Occupation

## LEGAL

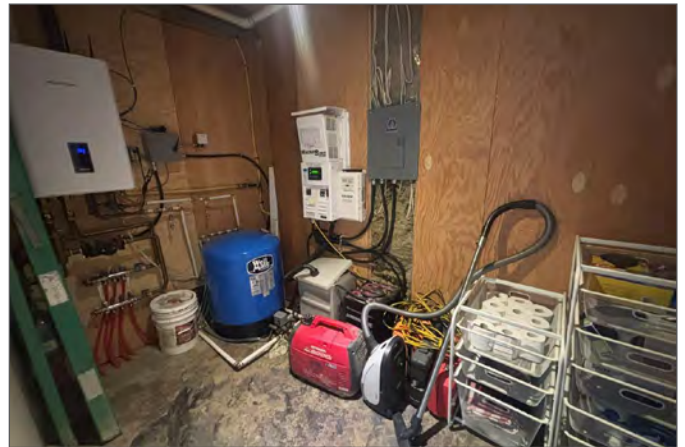
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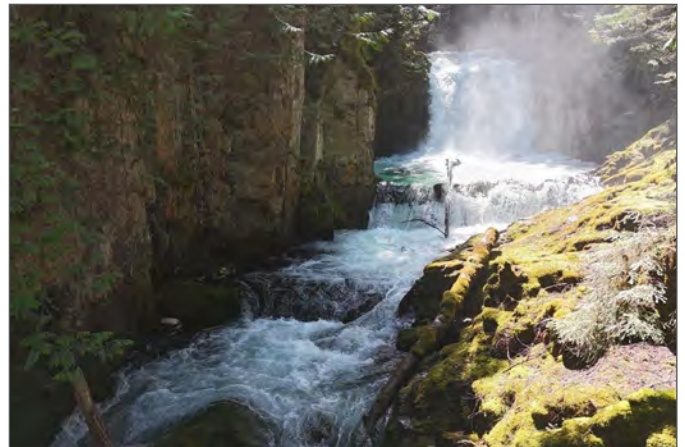


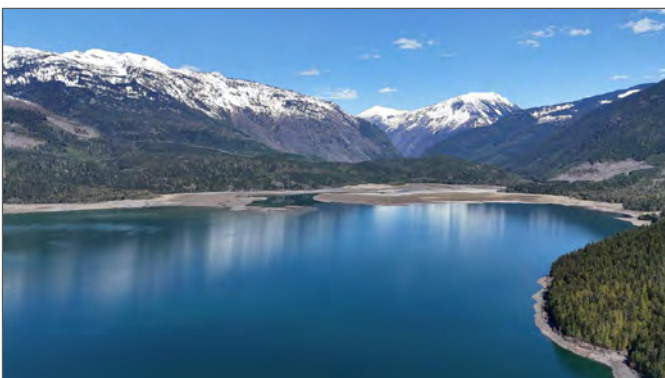
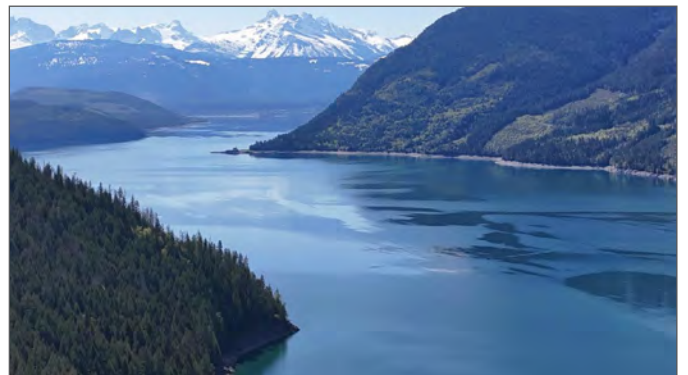
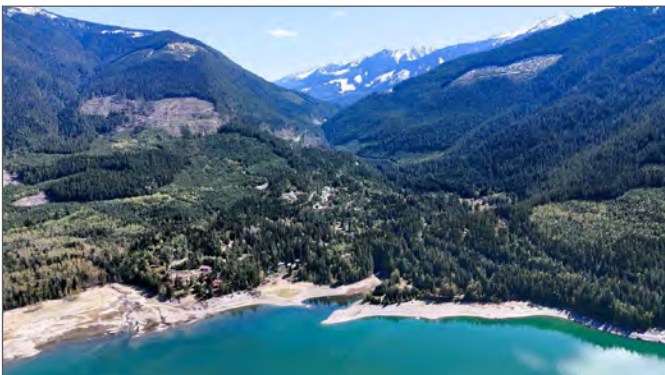


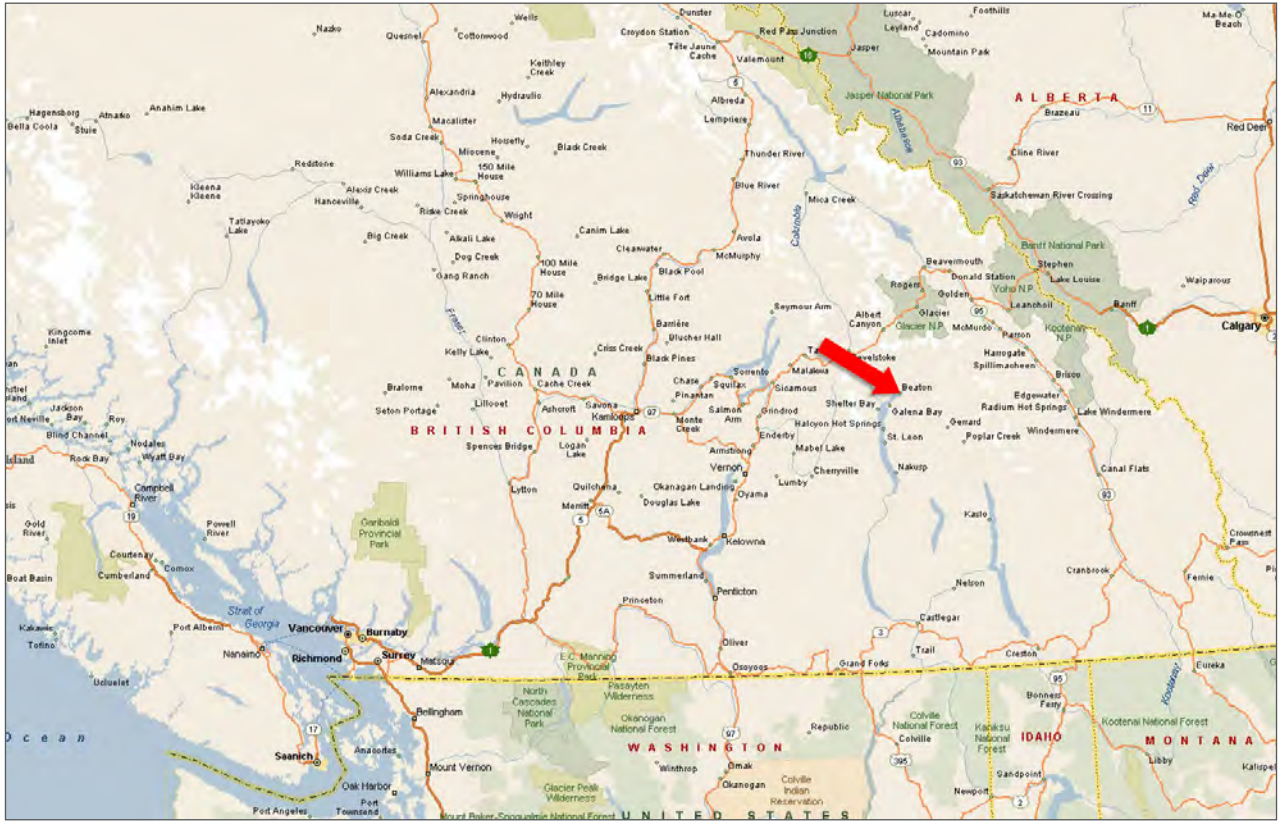


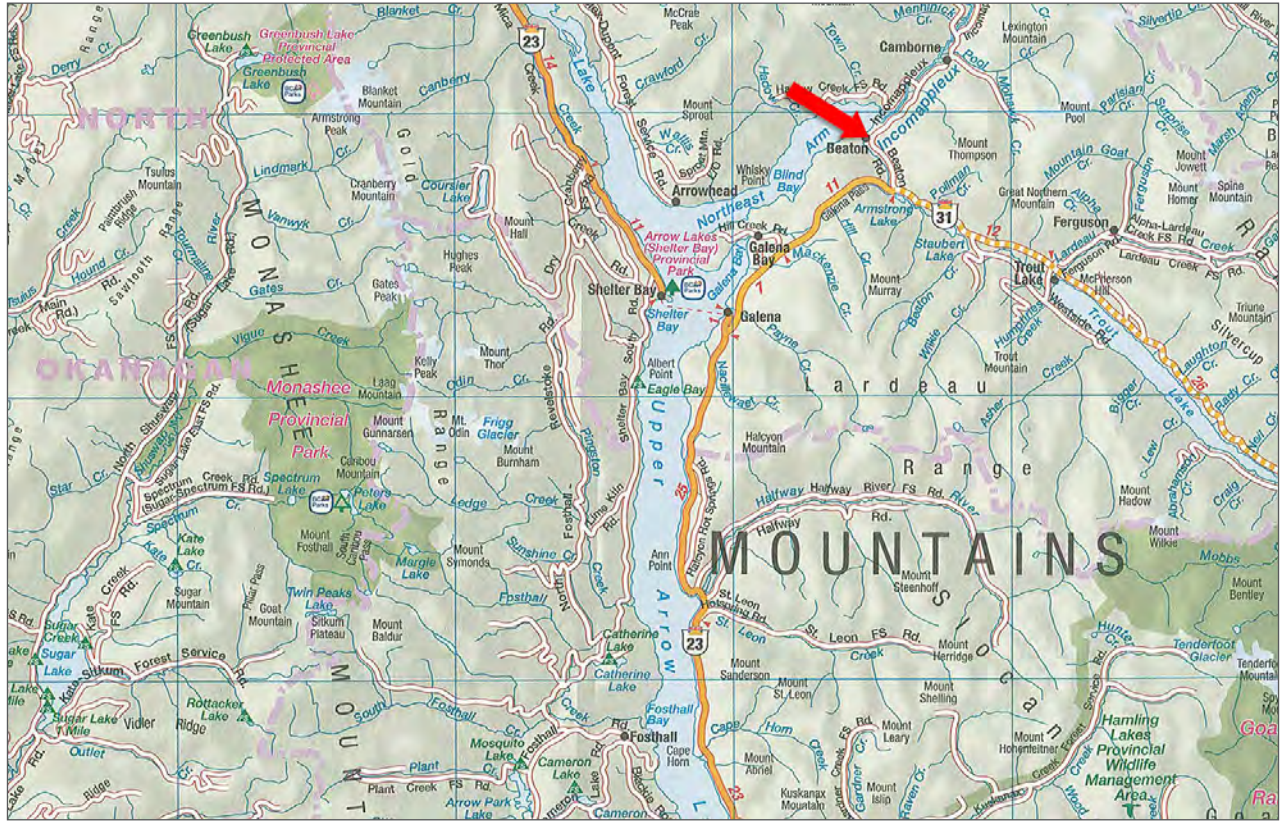


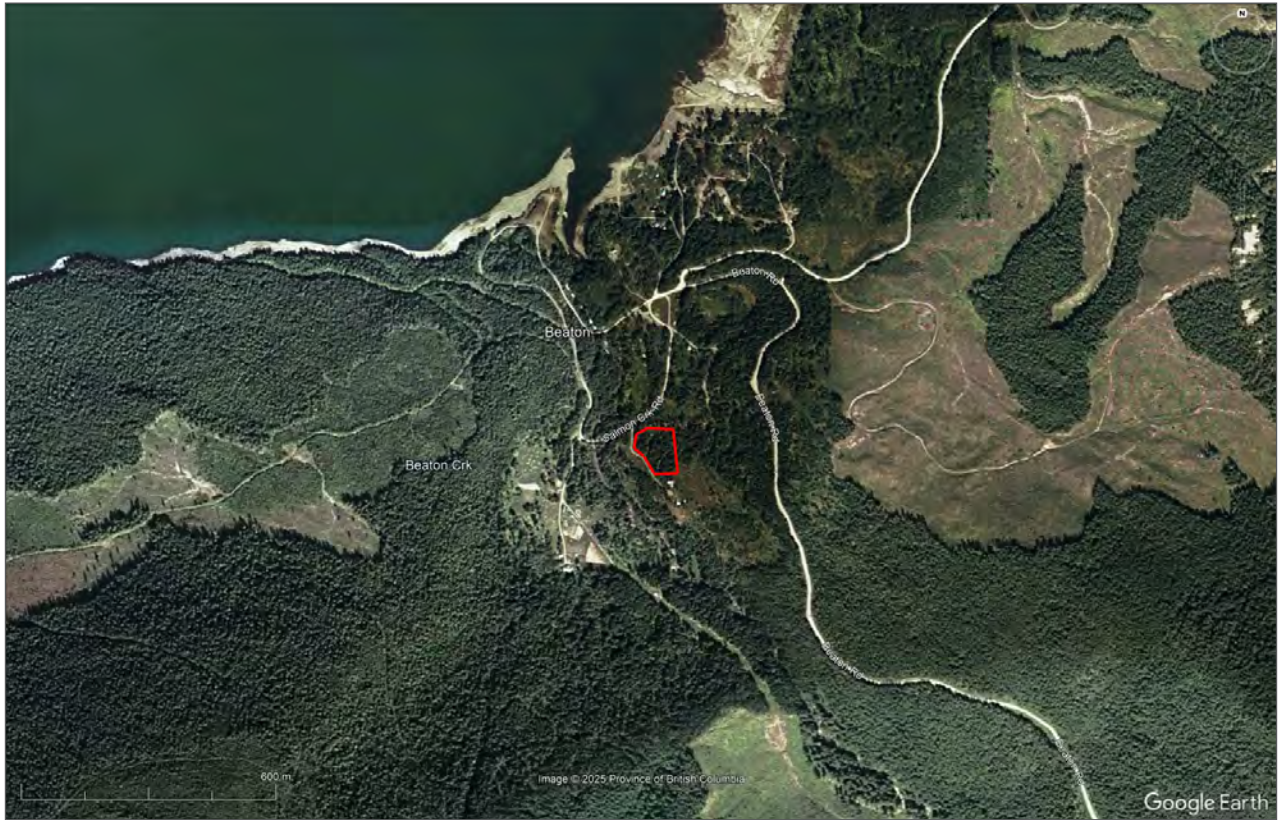


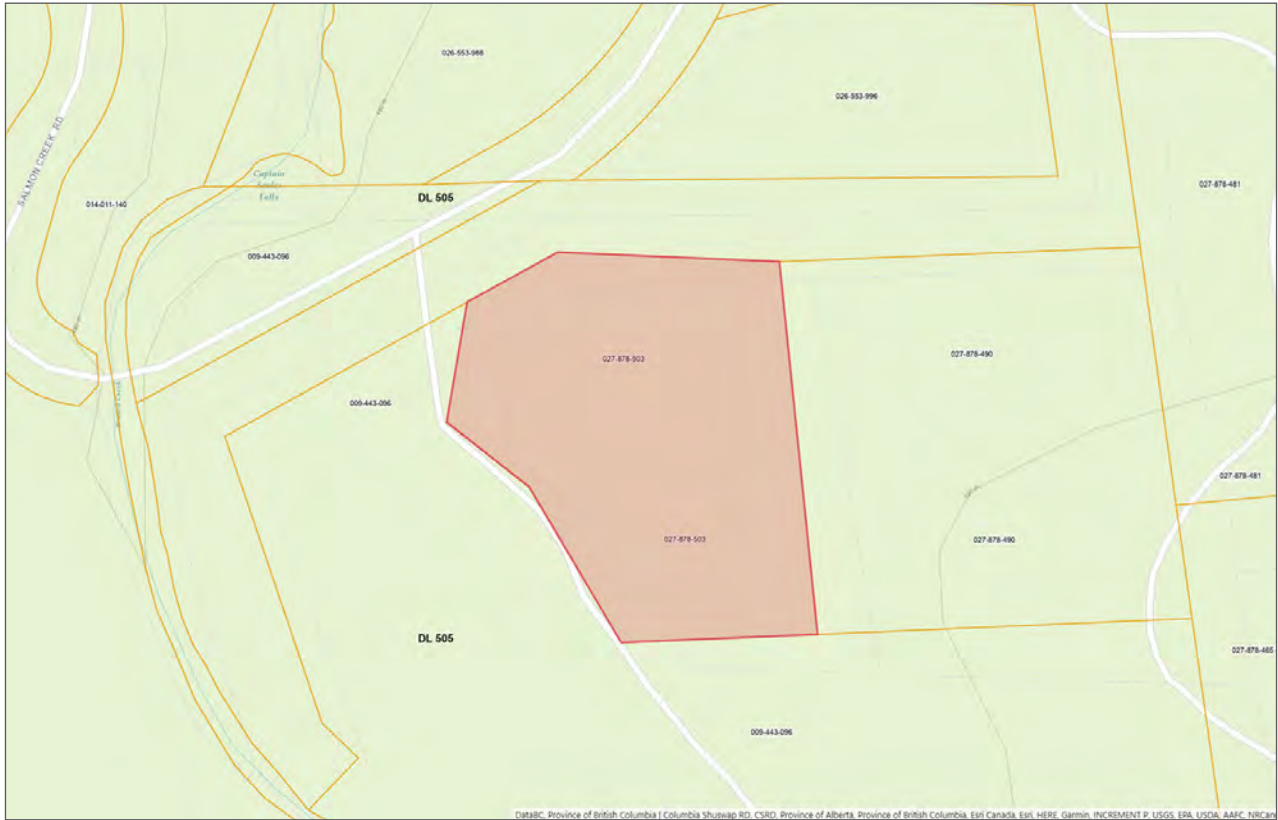




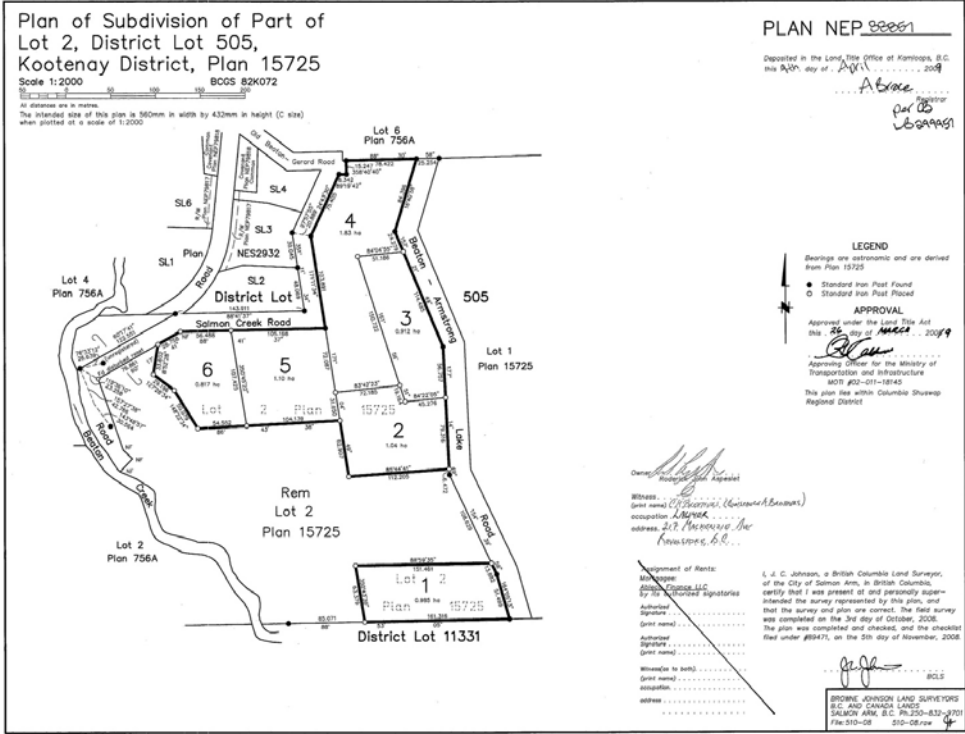








Status: Filed Plan #: NEP8857 App #: N/A Ctrl #: RCVD: 2009-04-09 RQST: 2025-06-29 14.12.37







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