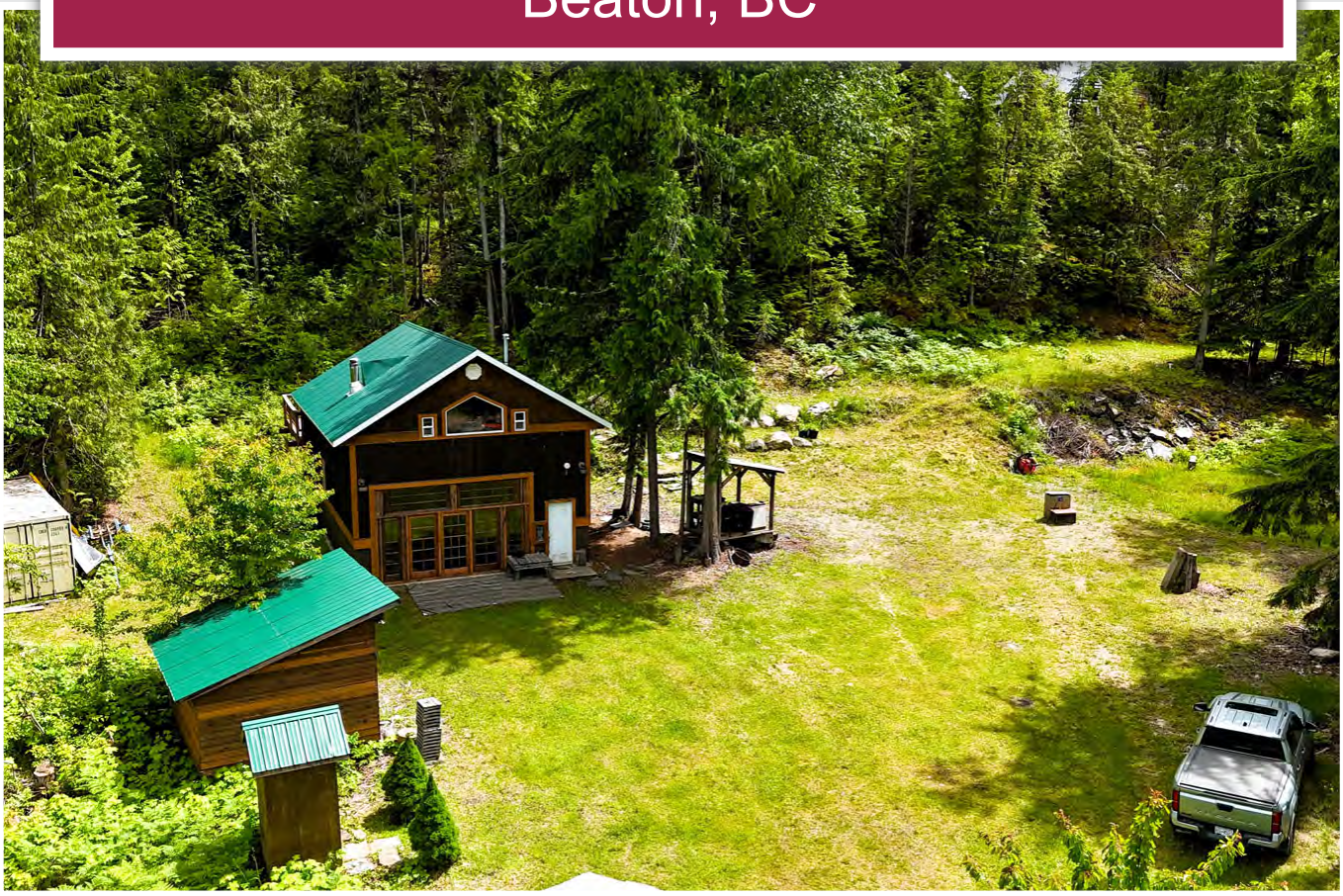
LANDQUEST®
REALTY CORP.

Well Equipped Off-Grid Cabin

Beaton, BC



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Well Equipped Off-Grid Cabin

Beaton, BC

PROPERTY DETAILS

Listing Number:	26167
Price:	$419,000
Size:	1.29 acres

DESCRIPTION

Set on 1.29 acres of usable land, this well-built two-storey cabin offers privacy, comfort, and an ideal basecamp for enjoying the area's exceptional outdoor recreation opportunities. Located close to the lake, the property combines off-grid self sufficiency and comfortable living in a peaceful rural setting.

The cabin features quality construction with attractive board-and-batten siding on the main level, shake siding on the upper level and a metal roof. Built on a concrete slab, the home offers durable and low-maintenance polished concrete floors throughout the main floor. The main level features an open-concept kitchen and living area, creating a comfortable gathering space for family and friends with the ambiance of a wood stove. Also on this level are a small bedroom and utility room.

A ladder-style staircase leads to the second floor, which can also be accessed directly from the spacious rear deck.

Upstairs, you'll find the primary bedroom, a third bedroom, a three-piece bathroom, and a central den area complete with a coffee bar and countertop work/social space.

The property is well serviced with multiple water sources, a septic system, propane hot water heater, and an efficient solar power system featuring an inverter and battery bank. A combination of AC and DC lighting helps maximize the effectiveness of the off-grid setup.

Outside, the land is predominantly flat and highly usable, with plenty of open green space for outdoor games, gatherings, and future improvements. There is a wood-shed, sea can that houses the generator, outhouse and small storage structure. The large rear deck enjoys excellent privacy and provides the perfect place to relax after a day on the lake or exploring the surrounding backcountry. Under the deck is a great/safe parking place for a quad, side by side or sled.

Adjacent to the cabin is an RV site that adds flexibility and guest accommodation potential. The RV pad has a water hook up nearby and its own septic tank that connects to the main septic field, making it an ideal setup for visiting family and friends.

Whether you're looking for a recreational getaway, seasonal retreat, or comfortable off-grid home base, this property offers a rare combination of quality improvements, functional infrastructure, and easy access to some of British Columbia's best outdoor adventures.



LOCATION

324 Salmon Creek Road - Beaton, BC

Notable Driving Times

- Trout Lake: 10 minutes
- Galena Bay Ferry Terminal: 25 minutes
- Halcyon Hot Springs: 30 minutes
- Nakusp: 50 minutes
- Revelstoke: 1 hour 20 minutes (including a 20 minutes free ferry—running year-round)

DIRECTIONS

Contact the listing agent for directions.

AREA DATA

Beaton is a scenic rural community located at the head of Beaton Arm on Upper Arrow Lake, nestled within the Selkirk Mountains approximately 50 kilometres south of Revelstoke. This remote corner of the Kootenays is renowned for its spectacular mountain scenery, abundant wildlife, and outstanding outdoor recreation opportunities.

The area is a paradise for outdoor enthusiasts, offering excellent snowmobiling, endless opportunities for ATV and dirt bike exploration, exceptional fishing and boating on the Arrow Lakes, and some of the best backcountry recreation in British Columbia. Wildlife viewing is also a major attraction, with frequent sightings of deer, elk, black bears, grizzly bears, and numerous bird species.

Upper Arrow Lake forms part of the Columbia River hydroelectric reservoir system. Water levels fluctuate significantly throughout the year, typically reaching their lowest levels during the winter months and peaking in the summer, creating ideal conditions for boating and other water-based activities.

The nearby Incomappleux River (Fish River) flows into the lake just north of the community. The Incomappleux Valley is internationally recognized for its rare inland temperate rainforest ecosystem, home to ancient cedar and hemlock forests. Adjacent to the valley is the 58,000-acre Incomappleux Conservancy, which borders Glacier National Park. Due to the rugged terrain

and challenging access, much of this remarkable landscape remains largely untouched, preserving some of the oldest forests in British Columbia, including cedar and hemlock trees estimated to be over 1,000 years old.

Today, Beaton remains a very small and quiet lakeside community with only a handful of permanent residents and a number of seasonal recreational properties, making it an ideal destination for those seeking privacy, solitude, and a connection to nature. The nearest commercial services, including fuel, groceries, and supplies, are located approximately 19 kilometres away in Trout Lake.

Rich in history, natural beauty, and recreational opportunities, Beaton offers a unique lifestyle in one of British Columbia's most pristine wilderness settings—a true haven for nature lovers, outdoor adventurers, and those looking to escape the pace of urban life.

Incomappleux River Valley Conservancy Area

The Incomappleux River Valley is a dramatic peak-to-valley landscape that includes alpine terrain, inland temperate rainforest, valley-bottom wetlands, streams, and lakes. The Incomappleux River is a major tributary of the Columbia River and supports important fish and wildlife habitat, including kokanee salmon, bull trout, waterfowl, and wetland bird species. The valley is recognized for its exceptional old-growth forests, with some cedar and hemlock trees estimated to be 800-1,500 years old. Researchers have also identified several at-risk plant, moss, and lichen species within the valley.

Several federally listed species at risk are found in the Incomappleux Valley, including northern myotis and little brown myotis, both endangered bat species, as well as threatened southern mountain caribou and cryptic paw, a lichen species of special concern. The northern edge of the conservancy area borders Glacier National Park, creating important landscape-level connectivity for wide-ranging wildlife across the southern interior mountains of British Columbia. The project area includes 58,000 hectares now designated as a provincial conservancy, along with an additional 17,000 hectares protected from commercial timber harvest.

RECREATION

Summer on Arrow Lake offers exceptional boating, fishing, and exploration opportunities. Beaton Arm, a long fjord-like inlet extending more than 12 kilometres from the main body of Upper Arrow Lake, provides a spectacular setting for cruising, paddling, and sightseeing. Several nearby access points make it easy to get out on the water. Fishing is excellent year-round, with some of the best angling occurring during the fall and winter months. Large rainbow trout in the 9- to 15-pound range are common, while Dolly Varden and kokanee salmon are also abundant.

The area provides virtually unlimited opportunities for outdoor recreation. Extensive networks of Forest Service Roads and trails offer easy access for ATVing, dirt biking, mountain biking, hiking, and backcountry exploration. Adventurers can explore remote mountain valleys, alpine terrain, and pristine wilderness that showcases the very best of the British Columbia backcountry.

For those seeking a scenic day trip, the drive south through Trout Lake, Meadow Creek, and the Lardeau Valley to Kaslo is considered one of the most beautiful routes in British Columbia. Each spring, typically in late April and May, the world-famous Gerrard rainbow trout spawn at the outlet of Trout Lake. These remarkable fish are recognized as the largest freshwater rainbow trout strain in the world and attract visitors from across North America.

Additional warm-weather activities include wildlife viewing, hiking, exploring natural hot springs, cold plunges in glacial-fed creeks, and simply enjoying the stunning mountain and lake scenery.
Winter recreation is equally impressive. The region is renowned for its deep snowfall and world-class snowmobiling, with excellent trail access located just minutes away. Several backcountry adventure lodges operate in the surrounding mountains, including a cat-skiing operation approximately 10 kilometres away. The surrounding terrain is also part of the renowned tenure areas utilized by CMH and Selkirk Tangiers for heli-skiing.

Unlike many interior lakes, Arrow Lake remains ice-free throughout the winter, allowing for exceptional cold-season fishing when some of the year's largest trout are commonly caught. Access to the lake is nearby.

MAP REFERENCE

50°44'4.77"N and 117°43'38.25"W

BOUNDARIES

Please see maps and aerial photos—lines sketched in on aerial images are approximations only.

SERVICES

- Multiple water sources/system
  - Drilled well
  - Gravity fed mountain creek water piped to property with 50 psi
  - Water filter in cabin
- Septic
  - (1) for RV pad; &
  - (2) for cabin - both connected septic field on common property
  - Three lots can connect to the strata
- Wood burning stove - WETT certified
- Solar power with inverter and battery bank
  - Two 88 amp hour batteries and two 100 amp hour batteries
- Hot water (gas heater connected to propane tank)
- Oven with gas top (propane)
- Some DC lighting
- Propane fridge
- Generator

IMPROVEMENTS

- 3 bedroom 1 bathroom 2-storey cabin
- RV pad
- Wood shed
- Storage shed
- Outhouse
- Sea can

ZONING

Small Holding (CSRD)

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

There are no strata bylaws specific to this 6 lot bare land strata. The standard bylaws stated under the Strata Act apply but there are no bylaws specific to this strata. No meetings are held and no fees are collected.

LEGAL

STRATA LOT 3 DISTRICT LOT 505 KOOTENAY DISTRICT STRATA PLAN NES2932 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID 026-554-003





































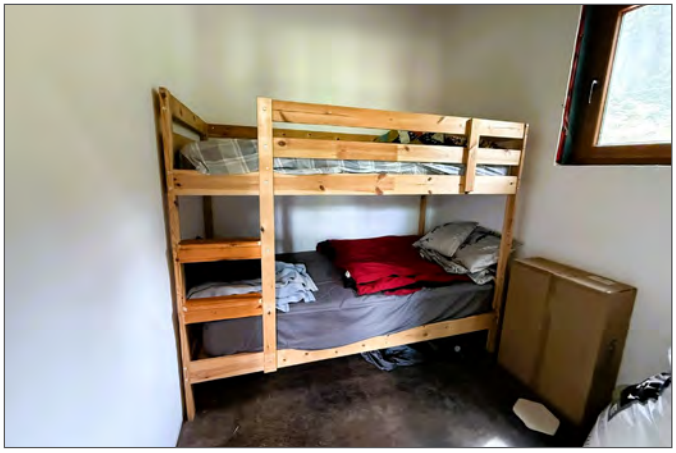














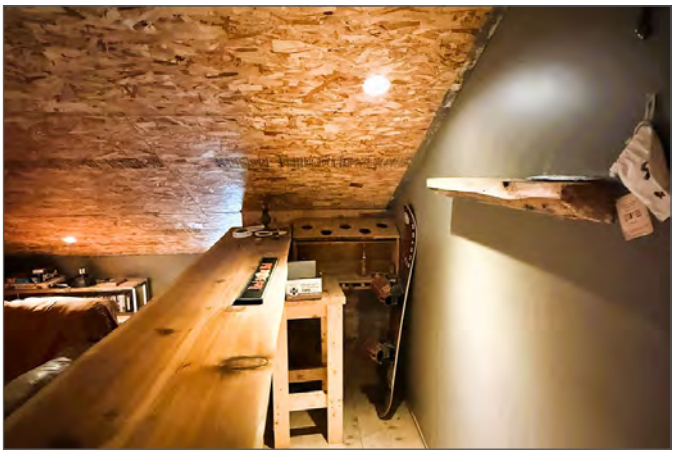












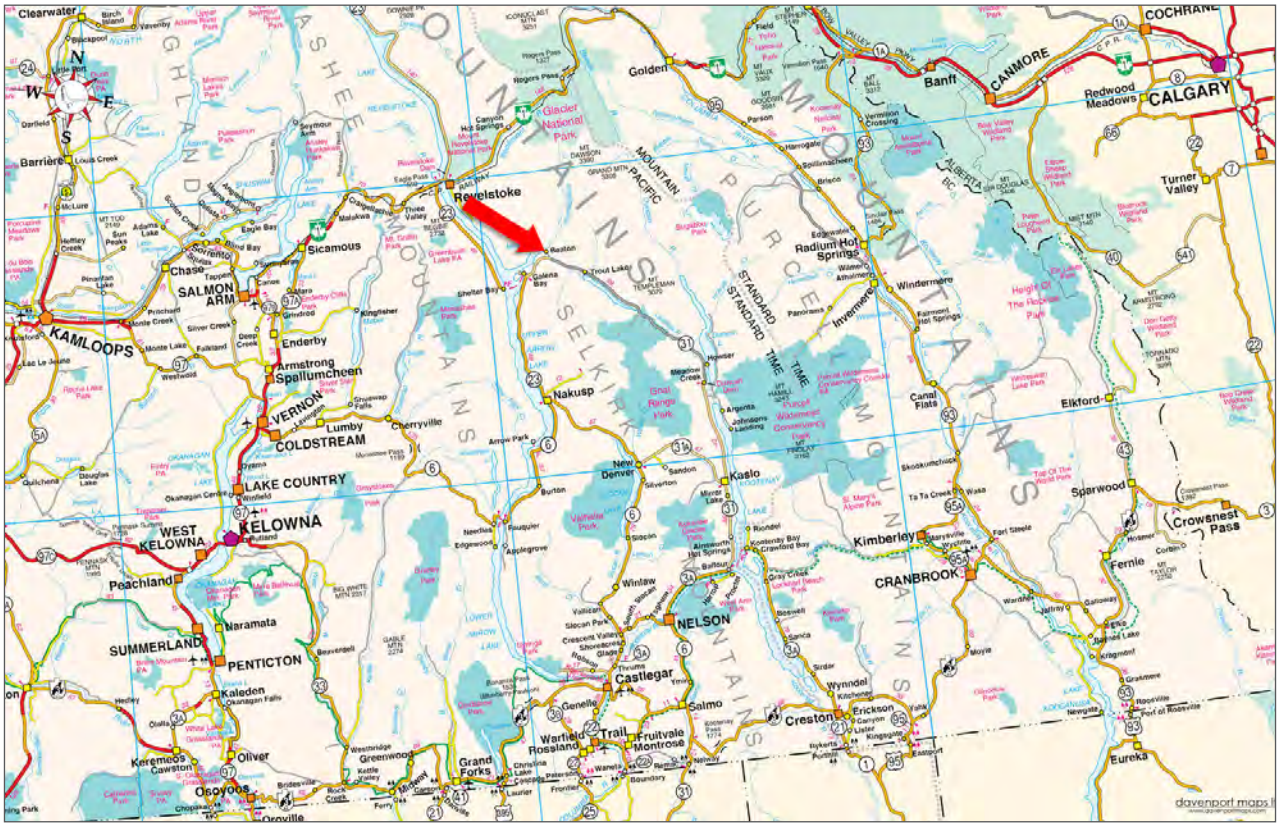




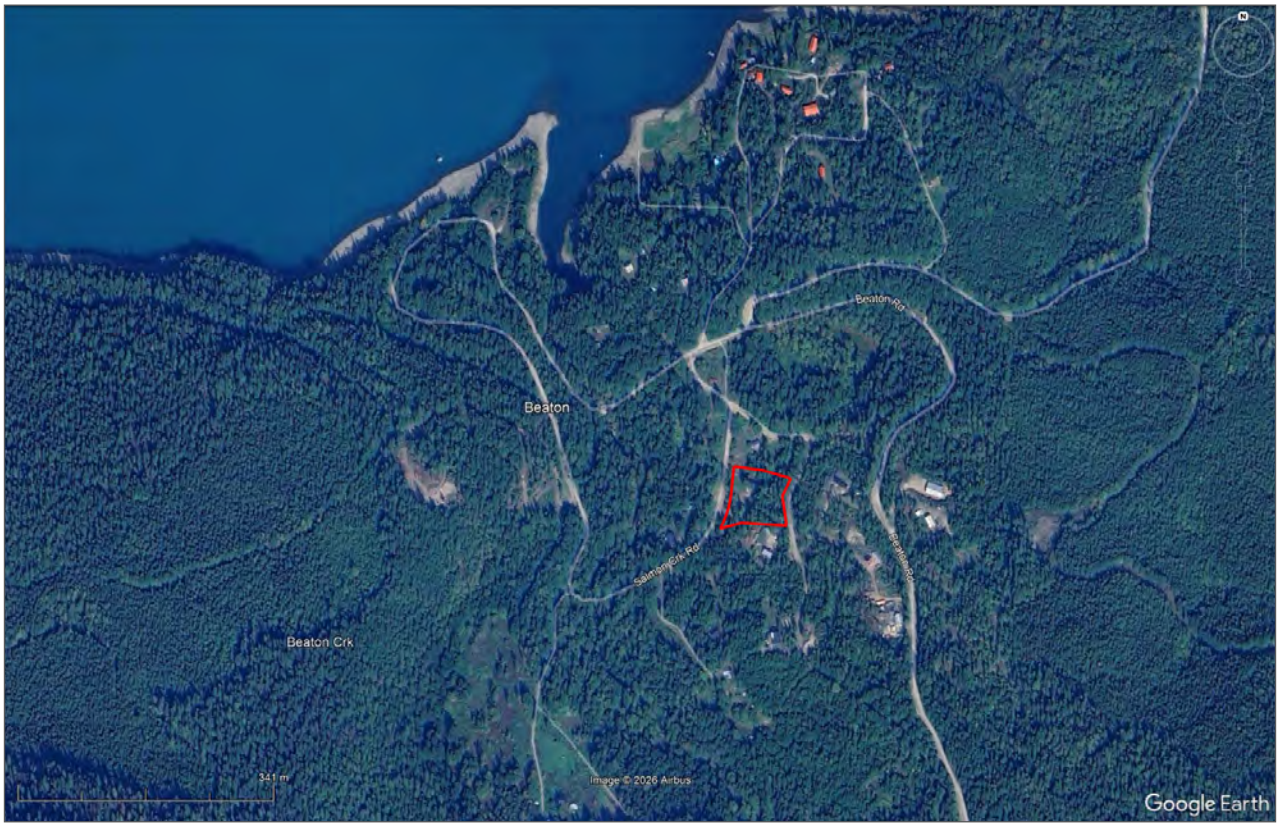




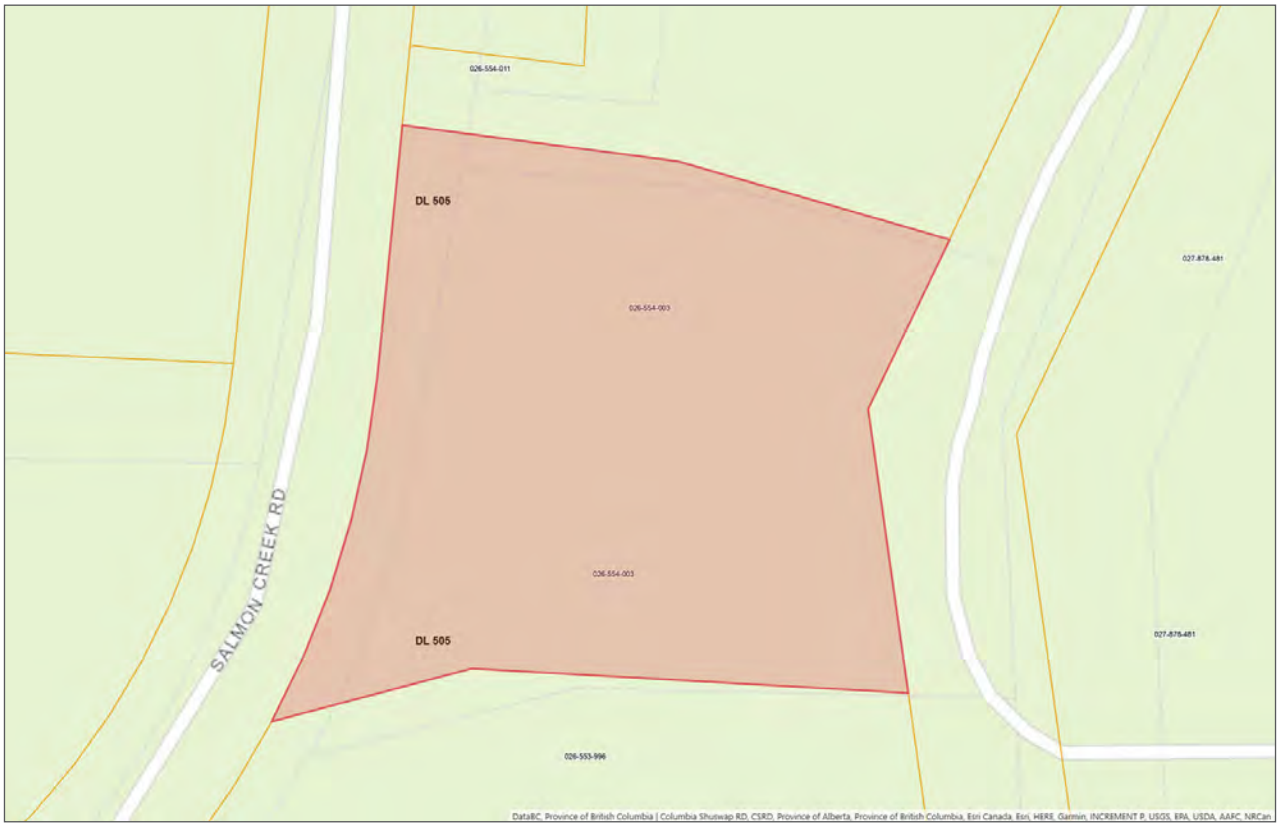


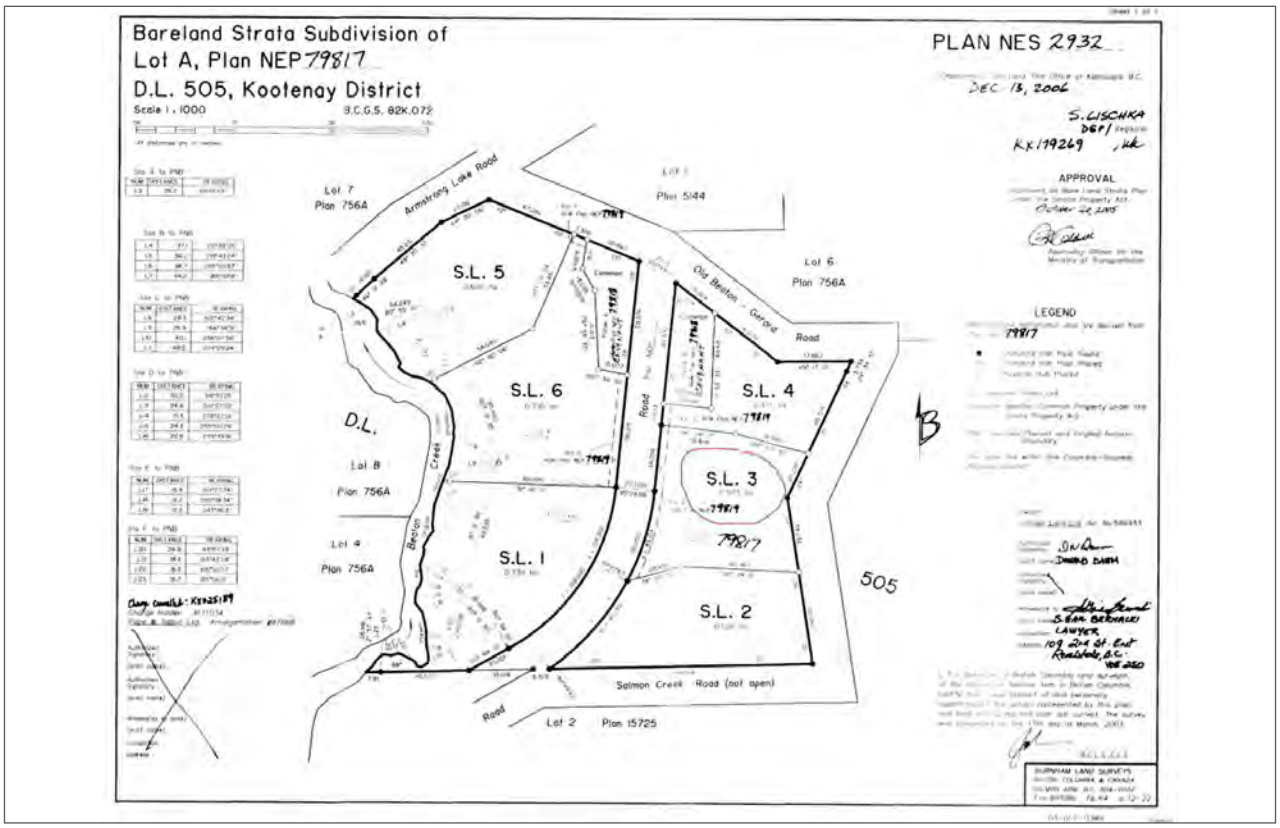

Clearwater
Barriere
McLure
Chase
SALMON ARM
Sicamous
Revelstoke
Golden
Glacier National Park
Rogers Pass
Banff
CANMORE
COCHRANE
CALGARY
Redwood Meadows
Turner Valley
Radium Hot Springs
Windermere
Invermere
Canal Flats
Elkford
Sparwood
Crowsnest Pass
Fernie
Kimberley
CRANBROOK
KAMLOOPS
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Okanagan Falls
Keremeos
Cawston
Oliver
Osoyoos
Nakusp
New Denver
Kaslo
NELSON
Winlaw
Castlegar
Genelle
Salmo
Creston
Erickson
Wynndel
Trail
Fruitvale
Montrose
Warfield
Rossland
Grand Forks
Greenwood
Midway
Eureka
davenport maps


Beaton
Arrowhead
Galena Bay
Shelter Bay
Galena
5.96 km
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Salmon Crk Rd
Beaton Crk
341 m
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Salmon Crk Rd
Salmon Crk Rd
Beaton Rd
68 m
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DL 505
SALMON CREEK RD
026-554-011
026-554-003
026-553-996
027-876-481
DL 505
DataBC, Province of British Columbia | Columbia Shuswap RD, CSRD, Province of Alberta, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan


Bareland Strata Subdivision of
Lot A, Plan NEP 79817
D.L. 505, Kootenay District
Scale 1 : 1000
B.C.G.S. 82K.072
PLAN NES 2932
DEC. 13, 2006
APPROVAL
LEGEND
S.L. 1
S.L. 2
S.L. 3
S.L. 4
S.L. 5
S.L. 6
Armstrong Lake Road
Old Boston - Garcia Road
Salmon Creek Road (not open)
Lot 7 Plan 756A
Lot 6 Plan 756A
Lot 8 Plan 756A
Lot 4 Plan 756A
Lot 2 Plan 15725
Plan 5144
D.L. 505

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