

FIND YOUR SHORE

Shuswap Relocation Guide

Home for the spirit shouldn't wait for someday.



Prices that still make sense



Live where you would vacation



Many communities to find your fit, one community spirit

Find Your Shore

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MAKE THE (SHU) SWAP

*SHUSWAP: noun. Pronounced with a grin.
Lakes. Boats. Wineries. Orchards. Sunlight
on your back.*

It isn't just a name - it's a vibe. Trade cubicles for creativity, and sunsets that elbow out Netflix. Live in communities where a smile and a handshake are still real.

The numbers back it up: 17% ten-year population growth, 30% self-employed, house prices at 1/5 Vancouver and 1/2 Kelowna, lower costs (municipal taxes & utilities), and endless kms of trails and beaches to explore.

What The Locals Love: Nature. Weather. "Time". Safe. Location/accessibility. Health Services. Src: Shuswap Economic Development Survey, 2024

MAKE YOUR WAY HERE

Getting here is the easy part - it's leaving that people seem to struggle with.

MID-WAY BETWEEN VANCOUVER AND CALGARY

ROAD

- Intersected by Highway 1 (Trans Canada). Connections to Kamloops/Vancouver (west), and Calgary (east). Sorrento-Vancouver 430 km, 4 hrs 30 mins. Sorrento-Calgary 545 km, 6 hrs 20 mins.

The BC Government has committed significant investment to Highway 1 twinning that will ultimately see 4-lane divided connectivity between Vancouver and Calgary. Src: [BC Government](#)

- Highway 97 / 97A / 97B north-south routes link the Shuswap to the Okanagan (Kelowna, Vernon) and provide alternate access points to Highway 1.

AIR

Major Commercial Airports (1–2 h drive):

- [Kelowna International Airport](#) (YLW): Largest nearby commercial airport with flights across Canada and seasonal international routes. Approx. 20 non-stop destinations.
- [Kamloops Airport](#) (YKA): Domestic flights with reliable connections to major hubs like Vancouver. Approx. 3 non-stop destinations.



1 PRICES THAT STILL MAKE SENSE

When did you last feel genuinely free? ...not the freedom of a weekend or a holiday. The freedom of waking up inside a life that actually fits.

The Shuswap's real estate market offers something most of BC has quietly stopped promising - land and property that remain within reach of a real life, in a place worth reaching for. Waterfront that would command a waiting list in Vancouver. Acreages where things actually grow. Homes where the street knows your name.

The market has matured. This region is no longer overlooked, but it hasn't lost its soul in the process. What you receive in return for what you invest here is, still, one of the most compelling arguments for life well-lived in the province.

THE SHUSWAP ADVANTAGE*

- 9% annual household cost advantage.
- 16% (Calgary) to 64% (Metro Vancouver) house price advantage.
- 3.5% (Vancouver) to 18% (Calgary) consumer price index advantage (2002 through 2026).

* See page 32 for methodology.

A close-up photograph of a woman with long brown hair smiling warmly while holding a young child with blonde hair. The child is also smiling and looking towards the camera. They are outdoors, with a blurred background of mountains and a body of water under a blue sky. The text is overlaid on the left side of the image.

*What if the greatest gift you
could give your children
wasn't something you
bought... but somewhere
they belonged?*

A place where nature
becomes their playground,
community nurtures, and
every season brings a new
adventure.

The Shuswap is more than
a place to raise a family.
It's a place to raise a life.

VACATION LIVING

2

Who are you bringing here with you?

This decision is rarely made alone. It's made at a kitchen table, or on a long drive, or in the particular silence between two people who both know something needs to change but haven't said it out loud. The Shuswap holds families well — not perfectly, no place is, but generously. Children grow differently here: not better or worse, differently — more sky above them, more freedom beneath their feet.

THE INFRASTRUCTURE OF LIFE

Schools

School District 83 (K–12) serves Sorrento, Chase, Scotch Creek, and surrounding communities; French immersion available in Salmon Arm.

Post-Secondary

Okanagan College (Salmon Arm) and Thompson Rivers University (Kamloops, 50 min from Chase/Area D), plus strong regional access to online learning.

Childcare

BC's \$10/day program is expanding rural availability; community childcare co-ops are active across the Shuswap.

Healthcare

Full acute care at Shuswap Lake General Hospital (Salmon Arm); primary/emergency care in Chase and Scotch Creek; Interior Health services region-wide; active recruitment of family physicians; dental & pharmacy access incl. mobile services.

Community Services

RCMP in Salmon Arm and Chase; volunteer fire departments area-wide; libraries in Blind Bay and Scotch Creek; recreation centres in Salmon Arm and Chase; car ownership essential — transit is limited.



Family Life, Schools & Healthcare

Live better

BE YOUNG AT HEART

*When did you stop believing
the world was yours to
discover?*

Before life became measured
by calendars and commutes,
there were only possibilities.
Bare feet. Curious minds.
Endless summers.

Perhaps growing up isn't
about leaving those
moments behind.
Perhaps it's about finding a
place where they return.



What does connection do to a person over time?

Connection grows quietly. It takes root in familiar faces, shared traditions, creative expression, and landscapes that invite people to slow down and notice. In the Shuswap, life unfolds at a pace that leaves room for conversation, reflection, and community. The lakes gather people. The mountains hold them close. Seasons become shared experiences. Culture stirs the soul.

SOUL. FULL.

Visual Arts - One of BC's most active rural arts communities: painters, sculptors, potters, and photographers working from area studios; Sorrento Centre's nationally recognized artist and writer retreat; galleries across Salmon Arm and Sorrento; annual studio tours connecting visitors directly with working artists.

Music & Performance - Salmon Arm's Roots & Blues Festival draws national and international acts each August; Scotch Creek's Friday Night Live is a weekly summer institution; community halls across all four areas host live performance year-round.

Literary & Digital Arts - A quietly significant community of novelists, poets, and non-fiction writers has long found the Shuswap conducive to sustained work - and the landscape is increasingly drawing film production and digital content creators.

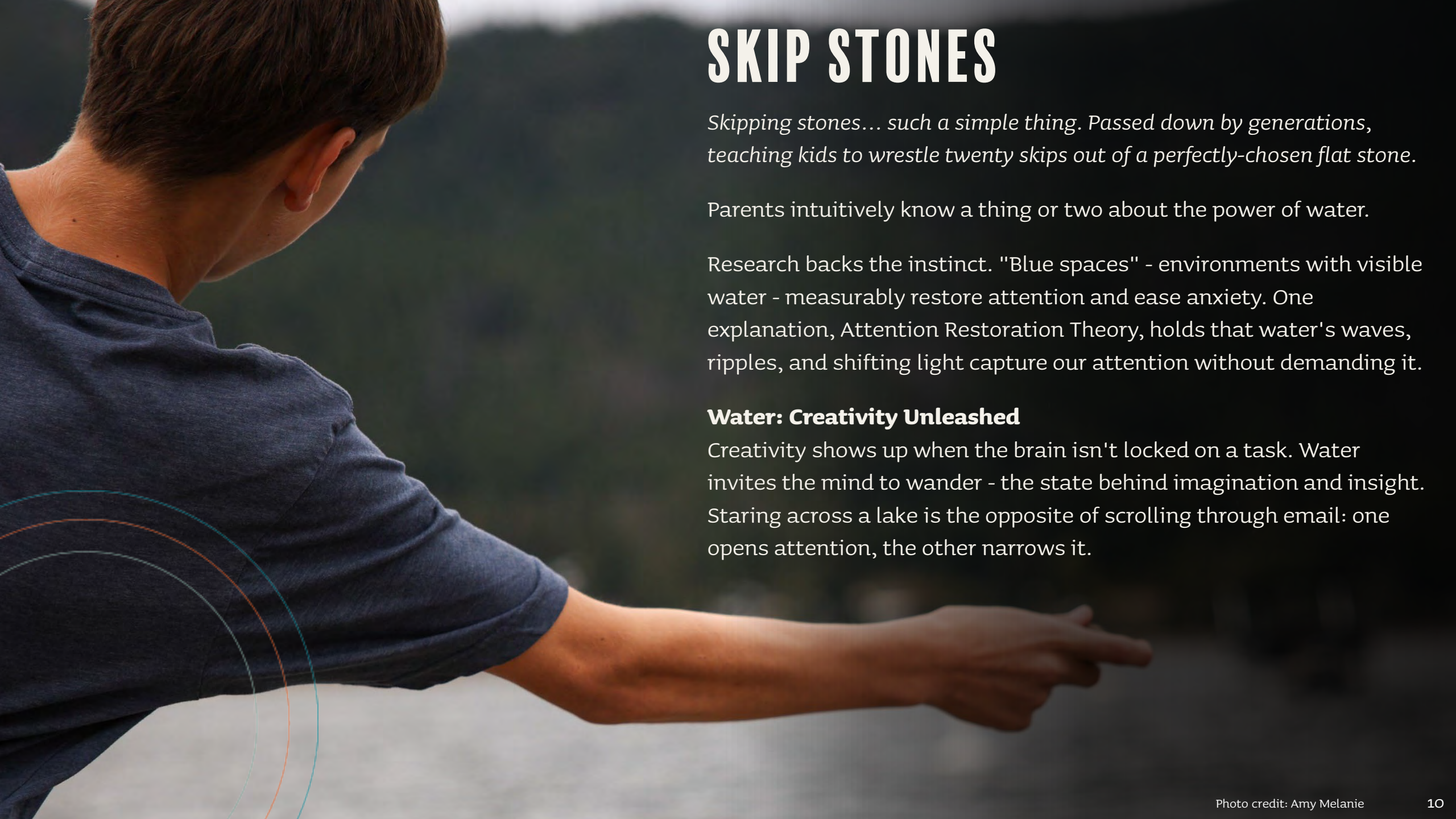
Food, Drink & Farmers Markets - Sorrento Village Farmers' Market (Saturdays, May–Thanksgiving) and Scotch Creek's Friday evening market anchor the food scene, alongside Crannog Ales - Canada's only certified organic brewery - an emerging wine region, farm-gate sales throughout Area D and the south shore, and a dining culture rooted in local sourcing.

Annual Events - The Adams River Sockeye Salmon Run (October, dominant years) is one of nature's great spectacles, drawing visitors worldwide; the North Shuswap Winter Festival anchors the shoulder season; Canada Day brings Blind Bay and the south shore together each July.



Arts & Creative Life

Live better



SKIP STONES

Skipping stones... such a simple thing. Passed down by generations, teaching kids to wrestle twenty skips out of a perfectly-chosen flat stone.

Parents intuitively know a thing or two about the power of water.

Research backs the instinct. "Blue spaces" - environments with visible water - measurably restore attention and ease anxiety. One explanation, Attention Restoration Theory, holds that water's waves, ripples, and shifting light capture our attention without demanding it.

Water: Creativity Unleashed

Creativity shows up when the brain isn't locked on a task. Water invites the mind to wander - the state behind imagination and insight. Staring across a lake is the opposite of scrolling through email: one opens attention, the other narrows it.

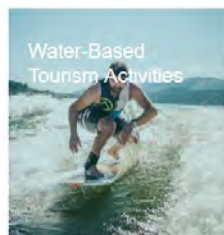
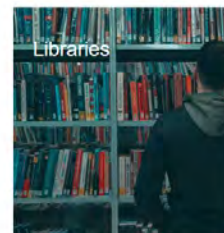
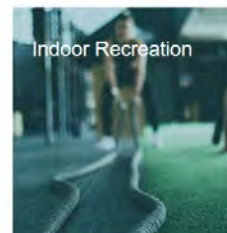
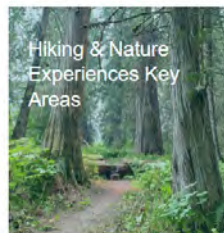
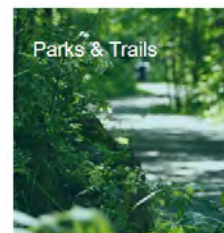
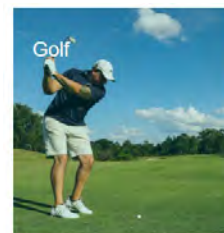
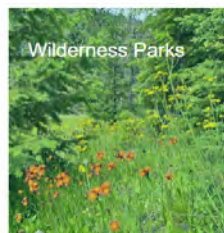
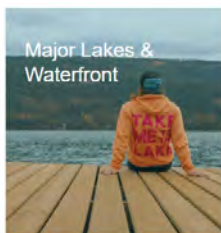
Outdoor Recreation

Where will you find your rhythm?

Because life is shaped by the places where we spend our ordinary days. The walk through the woods. The paddle across the lake. The quiet morning on a trail. The afternoon spent outside simply because there is nowhere else you need to be. The Shuswap offers a different relationship with the outdoors. Nature is woven into daily life, creating space to reconnect, recharge, and share experiences with the people who matter most. Here, adventure is close, seasons are celebrated, and the landscape becomes part of the way you live.

LIFE WELL PLAYED

From organized sports and community facilities to four-season outdoor experiences, the Shuswap offers a landscape that invites people of all ages and abilities to stay active, spend time together, and find their own rhythm. See our recreation directory and web links here: <https://investshuswap.ca/living-well/>



Outdoor Recreation
Live better

BE STILL

"The better life." It stirs on a summer trip - a winding road through rolling pasture, a wine tasting, a hello from a local at the coffee shop.

Stillness isn't standing still. It's nature, room, and time crowding back in - the moment a destination starts to feel like home.

Maybe the clearest reflection on the better life isn't found in the water, but in what the water helps you see.

To pause life and reflect on your why – and your where - is well worth the time.

Breathe in - where the air is clean and the horizon is yours.

Put down roots in a place that embraces you. Live close to the wild things. Let the water calm.

Find stillness, find adventure, find belonging - where kids grow up with room to roam, and life feels like arriving, not waiting.

FIND YOUR SHORE

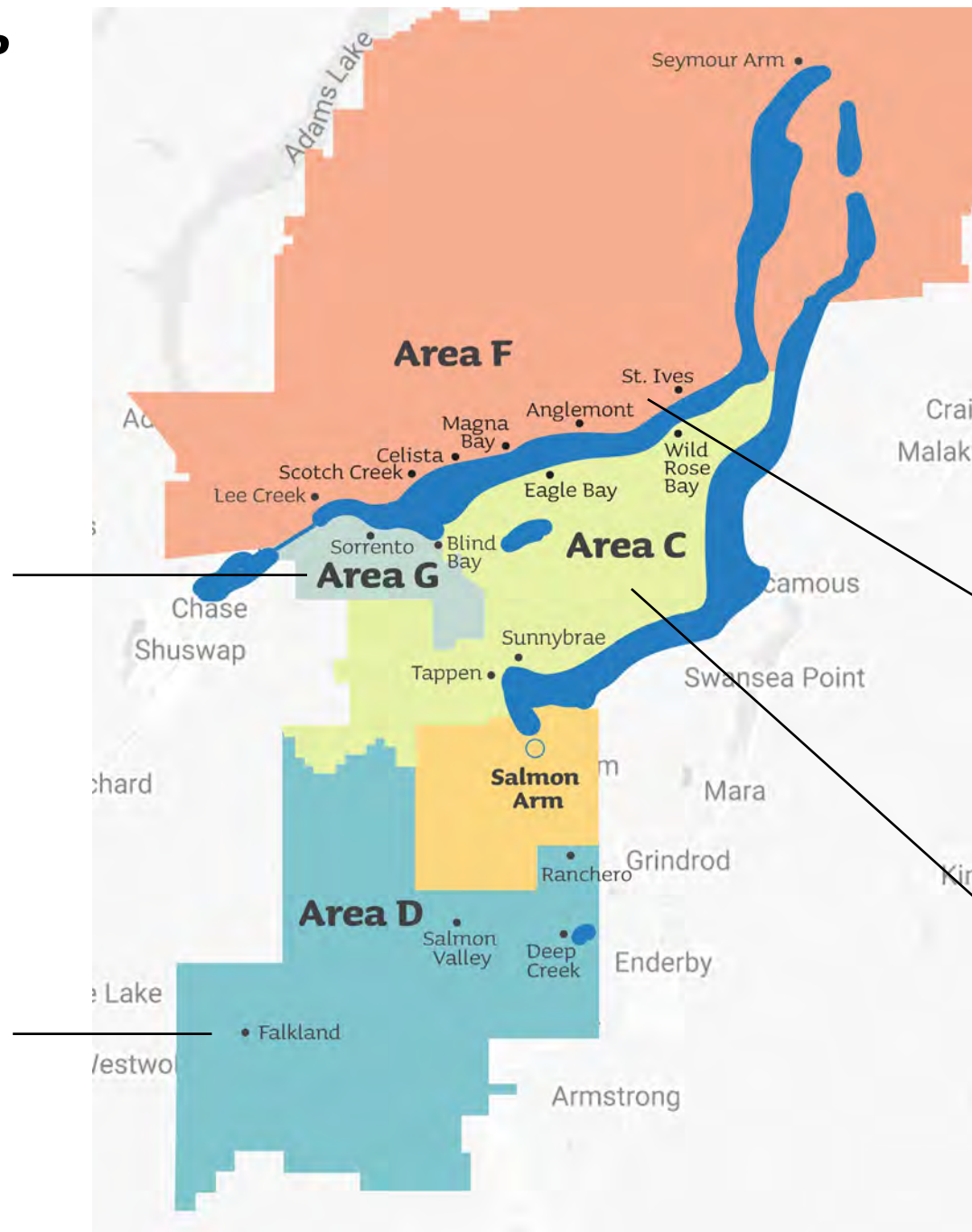
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COLUMBIA SHUSWAP REGIONAL DISTRICT

The Columbia Shuswap offers four distinct communities - each one a different answer to the same question: *what does the life I actually want look like?*

South Shuswap – The South Shore Corridor. Most developed / serviced / greatest population density in the north and south Shuswap. Significant residential development and highway-adjacent services in Sorrento and Blind Bay. Direct Highway 1 access.

Rural Shuswap - The Agricultural Heart. Agricultural benchlands. River valleys with deep, productive soil. A farming culture that is both established and genuinely welcoming of the next generation of growers, builders, and makers.



JOIN YOUR COMMUNITY

Until now, where you lived was something that happened to you. This is different.

North Shuswap – The Natural North Shore. Amenity-rich and recreation-focused. Expansive lake views and lake access to the North Shuswap. Strong summer tourism / recreational property ownership.

South Shuswap – The Quiet South Shore. The Shuswap before it was discovered - and quietly grateful for it. Stretching through the forested benchlands and coves of the south shore's less-travelled reaches. Thrives on tourism, lifestyle-driven services, and residential growth. Farmland, lake access, recreation trails. Direct Highway 1 access (westernmost).

What if life had room to unfold?

Where quiet roads replace
crowded streets, neighbours
know your name, and every
season invites you outside.
The South Shore is where
simple living feels
extraordinary.

**COLUMBIA SHUSWAP
AREA C
THE QUIET SOUTH
SHORE**

Eagle Bay - sitting on the Shuswap Highland Peninsula directly across the lake from Crowfoot Mountain, a primarily residential community where much of social life happens at the Community Hall, on the water, or nowhere in particular because nowhere in particular is already perfect.

Skimikin - where equestrian trails wind through the forest above a quiet lake and the pace of life is measured in how long it takes to get back on the horse.

Sunnybrae - Herald Provincial Park and its spectacular waterfall sit at its edge, vines grow on its south-facing slopes, and the name turns out to be entirely accurate.

Tappen - a highway corridor community with farm roots and a vintage soul. Home to the White Post Auto Museum and the kind of roadside character that rewards people who slow down long enough to notice.

White Lake - Settled by Finnish miners in 1910 who built log structures and saunas near the water, and still carrying that particular Nordic-meets-wilderness energy - private, forested, and fiercely itself.

**COLUMBIA
SHUSWAP AREA C
THE QUIET SOUTH
SHORE**

THE QUIET SOUTH SHORE

These are communities for people who want the full beauty of the Shuswap without the foot traffic that follows it – smaller, more sheltered, the kind of place where a property becomes a wellness retreat and a shoreline becomes yours in a way that more populated bays can’t offer.

Area C rewards the person who did their research - who drove past the obvious turn and kept going, understanding that the best things in the Shuswap - like the best things in life - are rarely the ones most loudly announced.

Communities

Eagle Bay. Sunnybrae. Skimikin (Lake). Tappen. White Lake.

3,300

Population, 2021 (est.)

+8%

10-year growth, 2011-2021

\$613,500

Average residential assessment, 2025

Character: Quieter, more secluded, and nature-immersed - tight-knit, seasonally active, and neighbour-oriented.

Industries: Mostly residential - rural acreage, lakefront and near-lake properties, and forested lots.

Access: Secondary roads off the Trans-Canada, short distances to Sorrento (20–40 min) and Salmon Arm (40–50 min) for full services.

Key Geographic Features

- **Shuswap Lake (South Shore)** - the defining presence; Cinnemousun Narrows Provincial Park - boat-access only, with sandy beach and walk-in campsites.
- **White Lake** - top-3 angling lake in BC; rainbow trout fly fishing, ice fishing, rich wildlife.
- **Margaret Falls, Sunnybrae** - short trail to a 200-ft waterfall cascading into Reinecker Creek.
- **Skimikin Lake** - equestrian trails and peaceful lakeside camping.
- **Crowfoot Mountain** - the dominant peak visible across the lake from Eagle Bay.
- **Bastion Mountain** - dramatic limestone cliff above Salmon Arm Bay near Sunnybrae.

Amenities — full list, condensed

- **Grocery & Essentials** - Eagle Bay Mercantile (convenience, liquor), full grocery and services in Sorrento (20 min) and Salmon Arm (30 min).
- **Recreation** - Shuswap Lake Golf Course (18-hole), hiking and mountain biking trails, lake swimming, kayaking, and boating.
- **Arts, Food & Drink** - Arts Council for the South Shuswap, Shuswap Artisan Market (Thu–Sun, Sorrento), Sunnybrae Vineyards & Recline Ridge wineries, Ricochet Brewing (Sunnybrae).
- **Community & Health** - Eagle Bay, Sunnybrae, and White Lake Community Halls; volunteer fire departments area-wide; South Shuswap Health Services Society (Blind Bay), Sorrento Health Centre, Shuswap Lake General Hospital (Salmon Arm).
- **Education** - Sorrento Elementary and Carlin Elementary/Middle (serving Areas C & G), secondary schooling in Salmon Arm.

What if home came with room to grow?

Not just gardens and orchards.
Ideas. Families. Businesses.
Rural Shuswap is where
productive land and rural living
create space for a life that's
deeply rooted and entwines the
seasons with growing
possibilities.

COLUMBIA SHUSWAP AREA D THE AGRICULTURAL HEART

Deep Creek - Highway 97B farm country where the back roads reveal more than the main road promises, and 10 lakes within ten minutes mean the fishing is always closer than your to-do list.

Falkland - located at the confluence of three valleys and two rivers and named by the Syilx people Slahaltkan - "meeting of the winds" - a community with one of Canada's oldest rodeos, a giant flag on the mountain, and the quiet confidence of a place that has never needed to prove itself.

Gardom Lake - a small, quiet lake community between the Okanagan and the Shuswap where the fishing is good, the neighbours are few, and the decision to be here feels entirely deliberate.

Ranchero - neighbours Gardom Lake and Deep Creek endure together in the area's rural charm - a working landscape of ranches and acreages where the pace is set by the land, not the calendar.

Salmon Valley - fertile countryside known for its productive farmland and a growing diversity of agricultural operations - the kind of valley that makes people who grew up in cities suddenly want to learn how to grow things.

Silver Creek - named after silver diggings hauled out in sacks on the backs of mules to the CPR, it has since traded ore for oats and community halls for community - close-knit, agricultural, and still the heart of the Salmon River Valley.

**COLUMBIA
SHUSWAP AREA D
THE
AGRICULTURAL
HEART**

THE AGRICULTURAL HEART

This is the Shuswap set apart - beautiful rolling farmland, rivers and mountains - without the lake at its centre. And it doesn't miss it. What Area D offers instead is more rare: land that still remembers what it's for.

The Salmon River runs through as a central feature, feeding irrigation and recreation along a valley that has fed families and built communities since the Interior Salish first named this area *Slahaltkan* - the meeting of winds. Excellent soil and a moderate climate have sustained a long history of exceptional agriculture.

Communities

Deep Creek. Falkland. Gardom Lake. Ranchero. Salmon Valley. Silver Creek.

4,400

Population, 2021 – stable, year-round

+8.7%

10-year growth, 2011-2021

\$588,700

Average residential assessment, 2025

Character: Tight-knit, multigenerational farming families and new arrivals. drawn by larger land parcels and room to build.

Industries: Dairy, cattle ranching, sheep, poultry, produce – plus emerging ginseng production, specialty crops, and agri-tourism.

Access: Highway 97 & 97B connectivity directly to Salmon Arm, Kamloops, Vernon, and Kelowna) – rare multi-city reach from a rural base.

Key Geographic Features

Salmon River Valley – the valley's irrigation, recreation, and agricultural lifeline.

Falkland Valley – meeting point of three valleys and two rivers.

Tuktakamin & Estekawalan Mountains- flank the Falkland Valley, rising near 1800 metres.

Gyp Mountain - one of Canada's largest flags, lit at night.

Larch Hills – cross-country skiing and backcountry trails.

Pillar Lake - resort lake, home to the 30-metre rock formation The Pillar.

Gardom Lake – quiet fishing and boating, minutes from town.

Amenities

Falkland Town Centre - full small-town core plus school, stampede grounds, curling, and skating.

Silver Creek & Salmon Valley - community halls, library branch, elementary school.

Recreation - 10 lakes, hiking, biking, snowmobiling, hiking, mountain biking, horseback riding, year-round fishing, x-country (Larch Hills).

Annual Events - Falkland Stampede, Sled Dog Races, Haunted Hall Halloween Festival.

Health & Services - Falkland Medical Clinic. Hospital 30–45 min (Salmon Arm). Full services in Salmon Arm, Vernon, Kamloops.

*What if home felt a little more like an
adventure?*

Not because life became busier.
Because every day began with
mountains and water wild, and
room to breathe.

In the North Shuswap, this is
simply how life unfolds.

**COLUMBIA SHUSWAP
AREA F
THE NATURAL
NORTH SHORE**

Lee Creek - the western gateway to the North Shuswap where the Squilax bridge crosses the Adams River and the rest of the world starts to feel appropriately far away.

Scotch Creek - the north shore's most complete village - pharmacy, grocery, marina, golf, restaurants, and a provincial park with a long sandy beach and Copper Island just offshore - the place where people arrive for a weekend and start making longer plans.

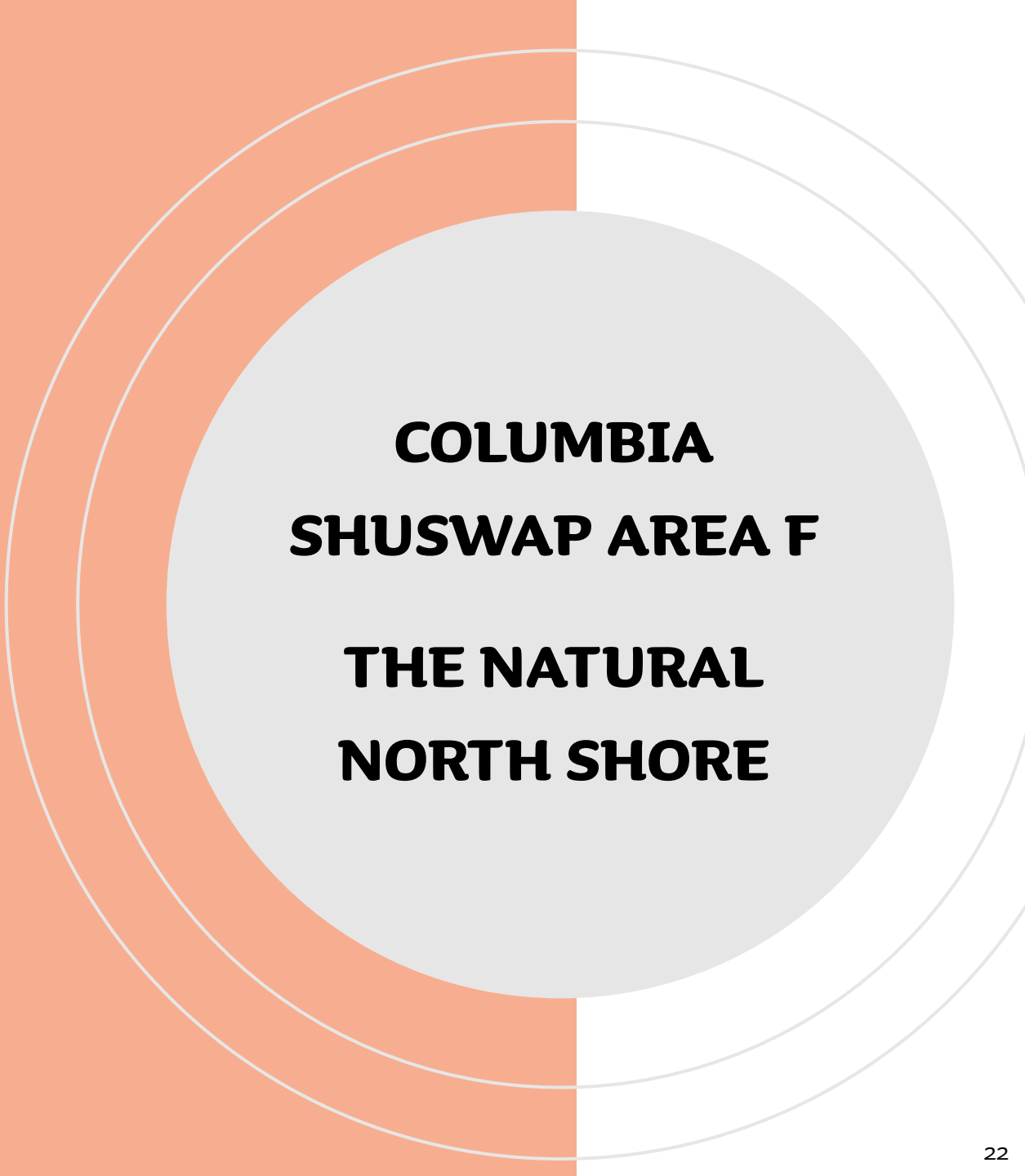
Celista - the historic heart of the North Shuswap since 1908, home to BC's northernmost grape winery, a beloved farmers' market, and a community hall that has been the social centre of the North Shuswap for nearly a century.

Magna Bay - a sheltered, south-facing bay on the sunny side of the lake where the water is calm, the community is established, and the life you find here is proportional to the quiet you bring with you.

Anglemont - where the paved road runs out and the lake takes over - a marina community with resort character and year-round soul, perched above the water with views that make every other view feel like it's trying too hard.

St. Ives - the last community before the gravel begins, where the lake is widest, the sky is biggest, and residents would say the best places are always slightly harder to reach.

Seymour Arm – 50-70 minutes from St. Ives down a gravel road used mainly by loggers and residents, at the furthest reach of the lake's longest arm - the Shuswap's most remote and storied community, where the people who live here chose it with a clarity that most people spend their whole lives looking for.



COLUMBIA SHUSWAP AREA F THE NATURAL NORTH SHORE

THE NATURAL NORTH SHORE

This is the Shuswap at its most elemental - rugged, spacious, and possessed of a community spirit strong enough surprise newcomers who expected more isolation and found belonging instead. It asks you to come to it, down roads that lengthen deliberately, through forest that closes in just enough to make the lake's appearance at the end feel like a reward.

Over 60% of dwellings here began as vacation properties. Their owners kept returning until returning became staying - a story that repeats itself.

Communities

Anglemont. Celista. Lee Creek. Magna Bay. Scotch Creek. Seymour Arm. St. Ives.

3,200

Population, 2021

+35%

10-year growth, 2011-2021

\$491,000

Average residential assessment, 2025

Character: Recreational, community-minded, and four-season adventurous – the north shore of Shuswap Lake between the Adams River and Monashee Range.

Industries: Tourism, logging, light industrial, and agriculture, with a growing winter snowmobiling economy.

Access: 30 mins (Celista) to 1 hr 50 mins (Seymour Arm) to Sorrento via Squilax-Anglemont Rd. & Trans-Canada Highway 1.

Key Geographic Features

Shuswap Lake North Shore (North Shuswap) - 100 km+ of shoreline, untouched by large resort development.

Copper Island - the North Shuswap's defining landmark; boat-accessible with its own trail.

Crowfoot & Pukeashan Slopes – some of BC's best snowmobiling, deep powder, endless backcountry.

Celista Estate Winery - BC's northernmost grape winery, on a 160-acre farm with an art gallery.

Lee Creek Bluffs & Canyon - dramatic canyon hiking at the shoreline's western entrance.

Seymour Arm - the lake's most remote, storied reach; the end of the line in the best way.

Amenities

Grocery & Dining - Scotch Creek Market, Anglemont Marina, Adams Lake Store, Shuswap Social District, The Hub - a popular gathering place and dining spot located in Scotch Creek incl. summer live music Fridays.

Recreation - golf at Anglemont & Talking Rock, Shuswap Lake Provincial Park beach/boat launch, Adams River whitewater rafting, winter sleigh rides & outdoor rink.

Farmers' Markets - Celista (Wed) & Scotch Creek (Sun), summer season.

Health & Education - clinic & pharmacy in Scotch Creek; elementary in Celista; hospital 55 min in Salmon Arm.

Community & Services - halls in Celista, Scotch Creek & Anglemont; volunteer fire, RCMP, pioneer museum; most services in Sorrento, full services in Salmon Arm, Vernon & Kamloops.

*What if every day felt a little
lighter?*

Morning walks by the lake.
Friendly faces at the local café.
A round of golf before dinner.

Along the South Shore Corridor,
life's simple pleasures are never
far from home.

**COLUMBIA SHUSWAP
AREA G
THE SOUTH SHORE
CORRIDOR**

Carlin - a quiet railway-era community where the CPR shaped the land and the lake took over from there, sitting at the gateway to the south shore with deep roots and an unhurried pulse.

Balmoral - the south shore's unassuming connector. Highway-adjacent and lake-close - where acreage and accessibility arrive in the same address and the golf course is around the corner.

Blind Bay – a picturesque community is cradled by green mountain ranges, with the Shuswap Lake as its heart. Here, urban noise surrenders to the quiet symphony of nature.

Notch Hill – with one of the oldest community halls in the Shuswap, a hand-crafted railway viewing platform, and buildings dating to 1906, Notch Hill is a community that carries its history without nostalgia and grows its own food without making a fuss about it.

Sorrento - the south shore's beating heart: farmers' market, artisan studios, championship golf, lakeside dining, and Bastion Mountain rising behind it all like the place knows exactly how good it has it.



AREA G

THE SOUTH SHORE CORRIDOR

THE SOUTH SHORE CORRIDOR

This is the Shuswap at its most accessible - highway-adjacent enough for convenience, lake-anchored enough for everything else that matters. The lake is fully on display. Community infrastructure is here: farmers' markets, retail/services, a golf course, and the café where everyone ends up on a Saturday morning, are here.

This is where families plant themselves with intention, and where retirees discover that the life they were working toward was available all along.

Communities

Balmoral. Blind Bay. Carlin. Notch Hill. Sorrento.

5,620

Population, 2021 (est.)

+22%

10-year growth, 2011-2021

\$686,500

Character: Established, community-rich, and lake-forward - the primary residential and service corridor on south shore, strong with families / retirees.
Industries: Tourism, retail, professional services, agriculture, construction, and a growing artisan economy.
Access: Direct on Trans-Canada Highway 1 - 25 min to Salmon Arm, 45 min to Kamloops, 1 hr to Kelowna, 5 hrs to Vancouver, 6 hrs to Calgary. Direct lake access with marinas and boat launches along the shoreline.

Key Geographic Features

Shuswap Lake Main Arm & Blind Bay - opposite Copper Island, with 3 km of trails circling the island and a hike to its 488-m summit.
Black Mountain - a rugged peak rising directly behind Sorrento, framing the townsite from the lake.
Herald Provincial Park & Margaret Falls - an easy 5.2 km loop through towering cedar and fir to a 90-ft waterfall.
Blind Bay Lookout - challenging climb to one of the finest unobstructed lake views on the south shore.
Notch Hill - a community park with a hand-built train platform beside a 1910 community hall, 1921 school, and 1906 church.
Sunnybrae Vineyards Corridor - agricultural benchlands above Tappen and Sunnybrae, producing award-winning wine on south-facing slopes.
Reinecker Creek & Herald Bay - one of the south shore's most scenic creek corridors, feeding the lake at the base of the Falls trail.

Amenities

Grocery & Essentials - Village Grocer anchors both Sorrento and Blind Bay; Blind Bay Marketplace Mall and Sorrento's highway corridor cover retail, hardware, pharmacy, and medical/professional services; full commercial centre in Salmon Arm, 20–25 min east.
Recreation - Shuswap Lake Golf Club (18-hole, Blind Bay) and Cedar Heights par-3 (Sorrento); 12-acre Sorrento/Blind Bay Park with skating rink, batting cage, tennis, soccer, three ball diamonds, dog park, spray park, and playground; full-service Shuswap Marina; kayaking, paddleboarding, waterskiing, wakesurfing, and houseboating; multi-use trails including White Lake Traverse, Blind Bay Lookout, and Herald Park; Canadian Motorcycle Adventure Tours and the Dreamcycle Motorcycle Museum.
Food, Drink & Culture - Sorrento Village Farmers' Market (Saturdays, May–Thanksgiving, ranked among BC's best) and the Notch Hill Community Growers market; Shuswap Artisan Market (Thu–Sun, 20+ local artisans); Sorrento's restaurant row - Steamers Coffee, Stratis Mediterranean Grill, Frankie's Pizza, Zandunga Tacos, Sorrento Chicken & Sushi; Music in the Bay, live music and food trucks every Thursday evening in summer; White Post Auto Museum & Antiques Mall, Tappen, the Shuswap's largest antique store.
Health & Education - South Shuswap Health Services Society, Copper Island Health & Wellness Centre, Sorrento Health Centre, and Shuswap Lake General Hospital (25 min); Sorrento Drop In Society, Shuswap Hospice Society, and South Shuswap Community Resource Association; Sorrento Elementary and Carlin Elementary/Middle (serving Areas C & G), with secondary schooling in Salmon Arm.
Community & Services - Sorrento is the designated village/service hub for the Area G corridor; community halls at Blind Bay Memorial, Cedar Heights, Carlin, Notch Hill, and Sunnybrae; volunteer fire departments at Sorrento (#1), Blind Bay (#2), and Tappen; the Sorrento Retreat and Conference Centre, a nationally significant gathering venue.

FOUR (KINDER, GENTLER) SEASONS

Canadians share a parenting myth of walking kilometres uphill to school in a blizzard — unless you grew up on the west coast. Meet the Shuswap: a four-season climate that's "just right." Summer boating, winter snowmobiling or Nordic skiing, real change in the skies and the leaves — contrast without the extremes.

Summer is sunny and warm, cooler than the Okanagan, with none of Calgary's snow risk. Fall is long and colourful. Winter means comfortable outdoor recreation every day — cooler, snowier, and sunnier than Vancouver, warmer than the prairies, and mild enough you'll never plug in your car. Spring arrives early, in a burst of blooms and birdsong.

Frost-free days: 130–150, extending further in the microclimate near Shuswap Lake (Calgary 120–130, Kamloops 150–160, Kelowna 160–170, Vancouver 240) — enough to grow vegetables, berries, fruit trees, and grapes.

Sunshine hours: 2,100–2,200 (Vancouver 1,950, Okanagan 2,200–2,300, Calgary 2,300).

Temperature extremes: January average high -1°C , low -6°C ; July/August high 25.5°C , low 13°C .

Snowfall: 120–150 cm, melting quickly near the lake's edge with more at higher elevations (Vancouver 40 cm, Kelowna 100 cm, Kamloops 115 cm, Calgary 125–150 cm).



Photo credit: Rob Marshall

What are you building? Not your career. Not your portfolio. Your life.

And perhaps - if the thought arrives the way the best ones do, quietly, with complete certainty - something larger. It starts with one idea at the edge of a lake, watching the water, thinking: *what if?* You're always one thought away from an idea that changes everything - a ripple that becomes a wave.

The Shuswap does this to people. Peace of mind frees the mind — to imagine, and to build.

MAKE WAVES

4

Career

The Shuswap offers a life-work balance that lives well. Entrepreneurs gain back their most valuable resource: time. Short commutes, accessible services, and natural surroundings reduce friction in daily life, creating space for clearer thinking, and sustained enterprise performance. Here, balance supports ambition. Whether running a growing enterprise, scaling a remote operation, or building a lifestyle-driven venture, the environment enables entrepreneurs to work with intention rather than urgency. The result is a region where professional success and personal well-being reinforce one another.

THE SHUSWAP ECONOMY: OPPORTUNITY SECTORS

Construction: Building The Future

The region's fastest-growing sector — residential, commercial, civil, and infrastructure work driving demand for skilled trades, project managers, engineers, and suppliers.

Agriculture & Agri-Food: Growing Local Value

From cattle ranching and orchards to vineyards and craft beverages, the sector is expanding through local processing, direct-to-consumer sales, and agritourism.

Tourism & Outdoor Recreation: A Four-Season Economy

Shuswap Lake, trails, snowmobiling, and paddling draw visitors year-round, growing demand for accommodation, guiding, events, and tourism entrepreneurship.

Creative Industries, Technology & Professional Services: Connected to Opportunity

High-speed internet and flexible work support entrepreneurs, consultants, and remote workers building careers without trading away quality of life.

Regional Local Services: Supporting Growing Communities

Growing populations and year-round visitation are strengthening demand across retail, health and wellness, personal services, and hospitality.

FOR THE REMOTE WORKER

The practical checklist is shorter than you think:

Reliable high-speed internet - expanding across all four areas, with fibre reaching a growing number of communities.

Commercial hub - Salmon Arm offers full professional services, co-working, banking, and business support, 30–45 minutes from most communities.

Cost of operation - office space, living costs, and property all run well below urban centres.

Quality of life premium - immeasurable. Ask anyone who made the move.



Career

Work better

Moving to the Shuswap is about more than finding a place to live.

It's knowing how your new community works. This section brings together the practical details for relocating to Columbia Shuswap Regional District (CSRD) Areas C, D, F, and G - so you can get the essentials sorted and focus on settling in.

IN THIS SECTION

Communications & Utilities

Internet, phone, TV, power, gas

Emergency Services

911, fire, RCMP, EMS

Development Permits

Building, zoning, rentals

Education

Preschool through post-secondary

Medical & Healthcare

Hospitals, clinics, family care

Cost of Living Comparison

Shuswap vs. Vancouver vs. Calgary

Municipal Taxes & Fees

By area, 2025 rates

Water & Septic Servicing

Wells, septic, by area

Real Estate & Housing

Types, price, what to know

Communications & Utilities

Internet & Cell

- Providers: [TELUS](#), [Rogers](#), [Xplore](#), [Starlink](#); [Wakey](#) serves the Scotch Creek area.
- 5G/5G+ coverage across large portions of the Shuswap — check [TELUS](#), [Bell](#), and [Rogers](#) coverage maps.

TV & Radio

- TV: [Rogers Xfinity](#), [vMedia](#); Satellite: [Shaw Direct](#), [Bell](#).
- Local news: [My Shuswap Now](#), [North Shuswap Kicker](#).
- Radio: [CKVS FM 93.7](#), [CKXR FM 91.5](#), [CBC Radio One](#).

Electricity & Gas

- Electricity: [BC Hydro](#), 1-800-224-9376.
- Natural gas: [FortisBC](#), 1-888-224-2710; [independent gas marketers](#) available under the BC Customer Choice Program.
- Piped gas is limited in remote Areas D/F - propane, electric, and wood heat are common there.

Water & Sewer

- Infrastructure varies by community: some connect to [CSRD water systems](#), there's one private utility (Shuswap Lake Utilities serving Shuswap Lake Estates and the nearby Blind Bay community), and others rely on private wells and septic.
- Only Shuswap Lake Estates (Shuswap Lake Utilities) has municipal wastewater.

Confirm servicing before you buy.

Cost of Living Comparison

Shuswap vs. Metro Vancouver vs. Calgary — annual costs, 2025/2026 estimates

	Shuswap	Metro Vancouver	Calgary
House Price ¹	594,000	1,620,000	710,000
Property Taxes ²	1,600-2,100	5,000-6,500	4,720
Parcel Taxes (municipal) – Water ³	210-580	0	0
Other Services: Fire Protection ³	200-700	0	0
Personal Taxes & Contribution (\$150K household income) ⁴	38,000	38,000	36,000
Basic Healthcare Premium	0	0	0
Extended Health ⁵	720-1,800	720-1,800	720-1,800
Car Insurance ⁶	1,500	2,000	2,500
Water ⁷	250-1,015	—	1,430
Wastewater ⁸	0	1,173	—
Garbage ⁹	0	306-544	246
Internet ¹⁰	840-1,560	720-1,320	720-1,200
Natural Gas ¹¹	2,000-2,700	1,800-2,400	2,400-3,500
Electricity ¹²	1,000-1,300	900-1,200	1,500-2,200
Fuel Prices - Auto (20K/yr mileage)	3,150	3,420	2,790
Consumer Price Index (base value 100 in 2002) - 2026 ¹³	160	163	178
– relative price increase since 2002	60%	63%	78%
– relative price increase since 2016 (10-year)	36.1%	36.8%	35.2%
*TOTAL ANNUAL COSTS (NOT INCL. HOUSE PRICE)	49,470-54,405	54,039-58,357	53,026-56,386

¹Shuswap Area Average aggregate from respective average house assessment values for CSRD Areas C, D, F, G for calculation of municipal tax. Vancouver - <https://members.gvrealtors.ca/news/GVR-Stats-Package-November-2025.pdf>. Calgary - <https://www.cbc.ca/news/canada/calgary/calgary-home-values-relatively-flat-in-2026-after-significant-spike-last-year-9.7046864>. Note: these are different measures (assessment for tax purposes vs House Price Index real estate sales numbers), and are subject to a measure of inaccuracy. Data is presented this way owing to lack of ability to acquire granularity of real estate data for Shuswap communities.

²Tax rate x average residential assessment. Shuswap - <https://www.csrdbcc.ca/193/Property-Taxes>. E.g. City of Vancouver - <https://vancouver.ca/home-property-development/residential.aspx>. Calgary - <https://www.calgary.ca/property-owners/taxes/bill-rate-calculation.html>

³Shuswap - <https://www.csrdbcc.ca/193/Property-Taxes>

⁴BC - <https://www2.gov.bc.ca/gov/content/taxes/income-taxes/personal/tax-rates>, AB - <https://www.alberta.ca/taxes-levies-overview#jumplinks-1>

⁵E.g. BC - <https://www.pac.bluecross.ca/personal-health>. AB - https://www.ab.bluecross.ca/plans/personal/index.php?utm_source=google&utm_medium=sem&utm_campaign=non-brand&gad_source=1&gad_campaignid=23317915917&gclid=CjoKCQJwg5zTBhCLARisAP2AFU76SKreuBzvNd-NF5RgzVqInScjqNWNbCv53R5ipV5Wsvs9lEoC4aAjZIEALw_wcB

⁶E.g. AB - <https://www.ratehub.ca/insurance/car/alberta> (comparative chart bottom of page). Car insurance higher than average in urban areas (estimated).

⁷Shuswap - <https://www.csrdbcc.ca/193/Property-Taxes>. Vancouver - <https://vancouver.ca/home-property-development/flat-rates.aspx>. Calgary - <https://www.calgary.ca/water/customer-service/residential-water-rates-and-billing.html>

⁸Vancouver - <https://vancouver.ca/home-property-development/flat-rates.aspx>. Calgary has integrated water/wastewater fee.

⁹Shuswap wastewater - independent septic with exception of Shuswap Lake Estates. E.g. City of Vancouver (representative of Metro Vancouver) - <https://vancouver.ca/home-property-development/flat-rates.aspx>. Calgary - <https://www.calgary.ca/waste/residential/rates.html>.

¹⁰Estimates represent the typical cost of an unlimited residential broadband Internet plan (approximately 250 to 500 Mbps) based on advertised pricing from major Canadian providers (TELUS, Rogers/Shaw) and supported by the CRTC's Canadian Telecommunications Market Report, which shows relatively stable internet pricing across Canada with modest regional variation.

¹¹Annual gas consumption roughly: Vancouver/Shuswap: ~90–110 GJ/year, Calgary: ~120–150 GJ/year x rates. FortisBC - <https://www.fortisbc.com/accounts/billing-rates/natural-gas-rates/residential-rates>. Alberta competitive market - <https://energyrates.ca/alberta>

¹²about 10,000 kWh/year electricity consumption (BC Hydro cites approximately this as an average household use). BC Hydro - <https://www.bccuc.com/WhatWeDo/ResidentialEnergyRates>. Calgary competitive market - www.energyrates.ca

¹³BC - <https://www2.gov.bc.ca/gov/content/data/statistics/economy/consumer-price-index>, AB - <https://catalogue.data.gov.bc.ca/dataset/2c75c627-3eb6-41ee-bb54-7bo89eade484/resource/f968b670-09c1-4f2d-b5e9-62863844f0d9/download/cpi-monthly.pdf>. Cost of living = housing, food, transportation/insurance, utilities, healthcare/dental, recreation

Emergency Services & Permits

Fire Protection

[The CSRD provides fire protection services](#) through volunteer fire departments across all areas.

- Area C/G: Eagle Bay, Sorrento/Shuswap, Nicholson, Swansea Point, Tappen/Sunnybrae, White Lake.
- Area D: Falkland, Ranchero/Deep Creek, Silver Creek.
- Area F: Anglemont, Celista, Scotch Creek.

Regional Emergency Program

- CSRD's Shuswap Emergency Program (SEP) coordinates evacuation alerts, wildfire/flood/weather planning, and public safety information.
- Emergency hotline: 1-877-996-3344. Office (Salmon Arm): 250-833-5927.

RCMP & Ambulance

[Salmon Arm detachment](#) (250-832-6044, most of C/G/D/F), [Chase detachment](#) (250-679-3221, north Shuswap), [Sicamous detachment](#) (250-836-2878, eastern Area F).

EMS via BC Ambulance Service, based in Salmon Arm and Chase.

[North Shuswap First Responders Society](#) provides volunteer first response for Celista, Scotch Creek, and St. Ives.

[South Shuswap First Responders Society](#) provides volunteer first response for Blind Bay, Sorrento, Tappen, Sunnybrae, White Lake, Eagle Bay, Notch Hill, Carlin, Skimikin and Balmoral.

Development Permits

Contact CSRD Planning (250-832-8194, plan@csrd.bc.ca) before you build. Start with the [Planning Application Form](#) and its [application tips](#).

[Building Regulation & Inspection](#), [Variances](#), [Official Community Plans](#), and [Zoning Bylaws](#) govern what and where you can build.

No business license requirement. [Short-term rentals](#) are unregulated outside Area B. [Secondary dwellings](#) are permitted area-wide under zoning bylaws.

Education

Preschool & Childcare

[Sorrento Preschool Society](#), [North Shuswap Preschool](#) (Celista), [Blind Bay Munchkins](#), and [South Shuswap Child Care Centre](#) serve the four areas directly.

Salmon Arm: [Discovery Kids Club](#) and [Maple Tree Montessori](#).

[Shuswap Children's Association](#) helps families find licensed care and funding support.

Primary & Secondary

· Kwsaltktnéws ne Secwepemcúl'ecw School District No. 83, 250-832-2157.
See [area schools](#).

- North Shuswap Elementary (K-8) serving Anglemont, Celista, Scotch Creek / CSRD Area F.
- Falkland Elementary serving Falkland / CSRD Area D.
- Silver Creek Elementary (K-8) serving Silver Creek / CSRD Area D.
- Carlin Elementary Middle (K-8) serving White Lake, Eagle Bay, Carlin, Skimikin / CSRD Area C.
- Sorrento Elementary / Carlin Elementary Middle (K-8 pathway) serving Blind Bay, Sorrento, Notch Hill, Sunnybrae / CSRD Areas C, G.
- Rancho Elementary (K-8) serving Rancho / CSRD Area D.

Secondary schools (9-12) are located in Salmon Arm: Salmon Arm Secondary and J.L. Jackson Secondary.

The School District is currently changing its grade configuration. For 2026–27, the rural K–8 schools remain K–8, while the District is transitioning to K–7 elementary and Grades 8–12 secondary in 2027–28.

School bus service runs to both elementary and secondary schools district-wide.

Post-Secondary

[Okanagan College](#), Salmon Arm campus (30–45 min) - transfer courses, trades, certificates, and diplomas.

[Thompson Rivers University](#) (50–80 min) - wide program range plus trades and continuing studies.

[UBC Okanagan](#), Kelowna (1.5–2 hrs) - full bachelor's, master's, and doctoral programs.

Medical & Healthcare

Hospitals

[Shuswap Lake General Hospital](#), Salmon Arm (30–45 min) — 24/7 ER, inpatient acute care, general surgery, diagnostic imaging, some maternity services.

[Royal Inland Hospital](#), Kamloops (1.5–2 hrs) — full tertiary care: ICU, major surgery, advanced diagnostics.

Community Health Centres

[Sorrento & Area Community Health Centre](#) (appointment-based primary care).

[North Shuswap Health Centre](#) in Scotch Creek.

[Salmon Arm Health Centre](#).

[Chase & District Health Centre](#).

[Shuswap Saturday Clinic](#) offers weekly walk-in urgent care (non-emergency) around Salmon Arm.

Family Practice & Lab

Multiple clinics in Salmon Arm: Salmon Arm Medical, Shuswap Providence, Maple Tree Medical, Mount Ida Medical, Walmart Medical, and Shuswap Family Practice.

[Shuswap Outpatient Laboratory](#) provides regional lab services.

The region actively recruits family physicians and specialists considering relocation.

Municipal Taxes & Fees

2025 average residential assessment and annual charges, by Columbia Shuswap Regional District Area

Area	Avg. Assessment	Residential Tax	Service Taxes	Parcel Taxes ¹	Total Range
C - Quiet South Shore	\$614,546	\$504	\$248–375	\$0–456	\$752–1,335
D - Rural Shuswap	\$607,604	\$483	\$93–705	\$0–292	\$576–1,480
F - Natural North Shore (North Shuswap)	\$540,934	\$552	\$315–335	\$0–580	\$839–1,439
G - South Shore Corridor	\$687,388	\$552	\$285–328	\$0–1,096	\$837–1,986

Tax Notes

- 1. Columbia Shuswap Regional District Tax Page <https://www.csr.bc.ca/193/Property-Taxes>
- 2. Municipal charges = residential tax + (other services taxes + parcel taxes + utilities fees – where applicable).
- 3. Residential taxes include: 1) Provincial, 2) Local Service, 3) Hospital Districts, 4) Other Agencies, and are based on assessment value x tax rate. Indicate taxes based on average residential assessment value.
- 4. Other Service Taxes (set by tax rates; applied to all properties in service area unless specified by community name, estimate based on average assessment value): fire protection, first responders, animal control, building inspection, mosquito control – Scotch/Lee Creek, library – Okanagan Regional.
- 5. Parcel taxes apply only to properties in a specific community water, sewer, or lighting service — rates vary by system and are specific to each water utility. Confirm the exact figure for a property via CSRD Property Taxes, look up boundaries on ParcelMap BC, or pay/estimate through eTaxBC. The BC Home Owner Grant may reduce the bill further for a qualifying principal residence.
- 6. You can search for specific property taxes via link to “estimate your taxes” at <https://www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/tax-notice/tax-rates>, with street address entry on Parcel Map BC (<https://parcelmapbc.ltsa.ca/pmsspub/>), note of 9 digit PID number in result, and property tax search via the BC Government <https://www.etax.gov.bc.ca/btp/eservices/./#1>
- 7. Home Owner Grant: if the property is your principal residence and you qualify (you live in it and meet BC criteria – e.g. senior, veteran), you can apply for the BC Home Owner Grant, which reduces your tax bill (sometimes significantly). <https://www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/home-owner-grant>

Water & Septic Servicing

Water servicing varies community by community. Blind Bay is served by independently-owned and operated Shuswap Lake Utilities. Several communities connect to a Columbia Shuswap Regional District (CSRD)-operated water utility. Everywhere else, a private well is the primary source and the homeowner owns it outright - no municipal charge. Confirm servicing with your realtor and the Columbia Shuswap Regional District during your home search.

● Wells & Groundwater, by Area

C The Quiet South Shore

Eagle Bay · Sunnybrae · Skimikin Lake · Tappen · White Lake

Lakeshore, rolling benchlands and farm valleys. Productive glacial sand and gravel aquifers around Tappen and Sunnybrae. Hillside and bedrock lots near Eagle Bay drill deeper.

Typical well depth	100 – 300 ft
Groundwater potential	Good
Drilling risk	Low to Moderate

F The Natural North Shore (North Shuswap)

Anglemont · Celistá · Lee Creek · Magna Bay · Seymour Arm · St. Ives

Supply is good in lower-elevation lakeshore communities. Higher benches and mountain terrain need deeper bedrock wells. Seymour Arm carries higher mobilization costs.

Typical well depth	150 – 400+ ft
Groundwater potential	Good
Drilling risk	Moderate

D Rural Shuswap

Deep Creek · Falkland · Gardom Lake · Ranchero · Salmon Valley · Silver Creek

Water comes from glacial deposits over fractured bedrock. Yields are generally reliable but vary with local geology. Large parcels allow flexible well placement.

Typical well depth	150 – 350 ft
Groundwater potential	Moderate to Good
Drilling risk	Moderate

G The South Shore Corridor

Balmoral · Blind Bay · Carlin · Notch Hill · Sorrento

The region's most favourable ground for rural residential. Groundwater is abundant in valley and benchland deposits. Rocky uplands need fractured-bedrock wells.

Typical well depth	100 – 250 ft
Groundwater potential	Good
Drilling risk	Low

● 2025 Community Water Rates

Community	Residential / year
Anglemont	\$772
Blind Bay (private utility)	\$660
Cedar Heights	\$401
Cottonwood	\$250
Eagle Bay	\$517
Falkland	\$411
Galena Shores	\$323
Macarthur Reedman	\$1,015
Saratoga	\$768
Scotch Creek	\$683
Sorrento	\$481
Sunnybrae	\$891

Flat annual rates — no additional consumption charge. Every other property is on a private well with no municipal charge. Ask the CSRD for the rate on your specific system.

Before You Buy — Water

- ✓ Review neighbouring well records.
- ✓ Confirm well depth and yield.
- ✓ Ask whether the well stays productive in late summer.
- ✓ Verify water quality through laboratory testing.
- ✓ Budget for treatment if testing recommends it.

Water & Septic Servicing

Except for homes Shuswap Lake Estates - which connects to private utility Shuswap Sanitation Ltd.’s sub-surface aerated lagoon treatment facility - every property in the Columbia Shuswap Regional District is on an onsite septic system. Homeowners own and maintain it, and there is no municipal charge. Every new installation or replacement must be designed and authorized by a qualified professional under BC regulation. [Local septic and sewage bylaws](#) govern installation and inspection requirements.

Typical Capital Costs

System type	Typical range
Conventional gravity system	\$15,000 – \$25,000
Pressure distribution system	\$20,000 – \$35,000
Engineered treatment system	\$30,000 – \$60,000+
Replacement of an existing system	\$20,000 – \$50,000+

Costs move with soil conditions, slope, site access, groundwater levels and system design.

Lifespan & Replacement

Component	Typical life
Well pump	10 – 15 years
Pressure tank	15 – 20 years
Septic tank	40 – 60+ years
Septic drain field	20 – 40+ years
Septic / effluent pumps	10 – 20 years

Budget for replacement, not just purchase. A drain field replaced once in a generation is the largest single cost of rural servicing.

Septic Conditions, by Area

C

The Quiet South Shore

Eagle Bay · Sunnybrae · Skimikin Lake · Tappen · White Lake

Most properties accommodate conventional onsite systems, and larger rural parcels leave ample room for the field. Steeper lakeshore lots and shallow bedrock sites may require an engineered design.

Site Complexity: Low to Moderate

D

Rural Shuswap

Deep Creek · Falkland · Gardom Lake · Ranchero · Salmon Valley · Silver Creek

Large rural and agricultural parcels are excellent ground for conventional systems, and gentle terrain keeps installation straightforward. Rocky soils and localized shallow bedrock may require engineered designs.

Site Complexity: Moderate

F

The Natural North Shore

Anglemont · Celistia · Lee Creek · Magna Bay · Seymour Arm · St. Ives

Conditions vary with elevation and proximity to the lake. Lower properties often have suitable soils; steeper terrain, shallow bedrock and small lakeshore lots may need engineered systems. Seymour Arm raises install and servicing costs.

Site Complexity: Moderate

G

The South Shore Corridor

Balmoral · Blind Bay · Carlin · Notch Hill · Sorrento

Favourable terrain and soils support conventional systems on most rural residential lots, with room for both a field and its future replacement area. Some waterfront lots carry setback or groundwater constraints.

Site Complexity: Low

Typical Annual Operating Costs

Private well

\$150 – \$400 / yr

Water testing, well inspection every few years, filter replacement, electricity for the pump. Submersible pump replacement every 10–15 years at \$2,000–\$4,000.

Conventional septic

\$100 – \$300 / yr

Tank pumping every 3–5 years at roughly \$300–\$700, plus inspection, filter cleaning and a small maintenance reserve. Advanced treatment systems with pumps or aeration units need more frequent servicing and can add several hundred dollars a year.

Well & Septic Combined

\$250 – \$700 / yr

Well and septic together - the realistic all-in annual budget for a rural property on private servicing.

Before You Buy — Septic

- ✓ Ask for the septic permit and “as-built” drawing.
- ✓ Determine the age of the system.
- ✓ Ask when the tank was last pumped.
- ✓ Confirm the size — how many bedrooms it is rated for.
- ✓ Have the system inspected before purchasing.
- ✓ Identify the reserve area for future replacement.
- ✓ Check that a garage, shop or pool won't sit on the field.

Real Estate & Housing – Columbia Shuswap Regional District

22%

of Metro Vancouver's representative house value

56%

of Kelowna's representative house value

96%

of Calgary's average resale house value

Sources: [BC Government tax burden stats](#); [realtor.ca](#); [Wealth North, Calgary housing market](#)

Waterfront & Lakeshore

Properties across all four areas - from fully-serviced south shore communities to remote North Shuswap parcels.

Area F waterfront remains one of the most compelling lake-country values in BC.

Rural Acreage & Agricultural Land

Area D and the broader south Shuswap hold the strongest agricultural land inventory, from hobby farms to working operations.

Many parcels carry Agricultural Land Reserve (ALR) designation. Understand the rules before you buy.

Village Homes & Local Builders

Established housing in Sorrento, Chase, and Scotch Creek at prices that surprise urban buyers; raw land for custom builds remains available in Areas D and F.

Local builders: [Baywest](#), Bush Mountain, Carlo Bordin, [Copper Island](#), [JOMACH](#), [K. Johnson](#), [Lakeview](#), [Launch](#), [Leach Custom](#), [Moniz](#), [Sandy Ridge](#), and [Shuswap Country](#).

What to Know Before You Buy

Engage a local realtor - zoning, water access, and service levels vary meaningfully by area.

Investigate water source and wastewater condition; check road access and broadband in Areas F and remote Area G.

The shore has always
been here.

So have you.

It was only ever a
matter of finding each
other.

WELCOME HOME

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THE SHUSWAP FIND YOUR SHORE

