

4218 Woodbury Village
Road,
Ainsworth BC
\$659,000

Kootenay
BC



FAIR REALTY

REAL ESTATE FAIR REALTY



DETAILS

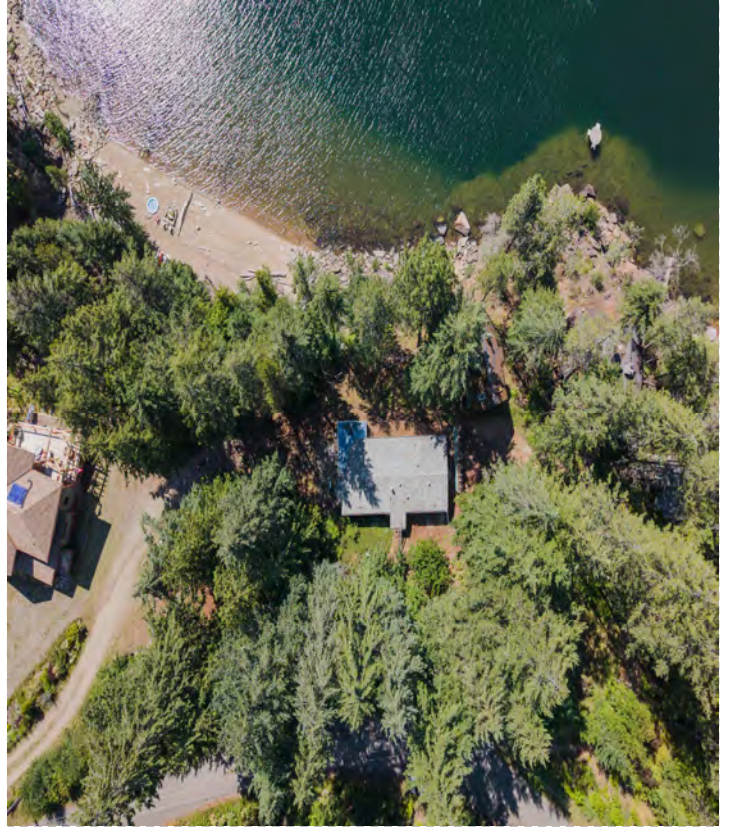
Now that's a view!

200 feet of shared private beach lies directly below this charming 3 bed 2 bath home, which is set on a cliff overlooking the spectacular scenery of Kootenay Lake and the Purcell Mountains beyond.

Imagine what it would be like to sip your morning coffee on the balcony while taking in all that! Apart from the spacious and comfortable home, this property is a double lot, features a double detached garage, an RV pad with power, a fenced garden area and mature cherry, apple, and plum trees.

With a bit of love this could be an excellent year-round residence or a summer getaway spot for the family. A good chance to pick up some of that hard-to-come-by Kootenay shoreline!

MLS: 10393684 Lot Size: .44 acres
Services: Community water,
Electricity, Propane Tank, Septic



EXPENSES



Property Taxes:

2026
\$3893.98



Insurance ([INSURER]):

2026
\$[2,088/year



Water:

Woodbury Community Water
\$670/ year

Propane

\$Approx: \$2000/year



Hydro (FortisBC):

\$110-130 avg / month

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

RDCK MAP

RDCK Map



Aerial, Esri Community Maps Contributor, Esri Canada, Esri, TomTom, Garmin, SateGraph, GeoInformation, Inc.



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

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

Map Scale:

1:1,128



Date: July 6, 2026

The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK REPORT

7/6/26, 2:24 PM

about:blank

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05572.830	009-970-282	4218 WOODBURY VILLAGE RD, RDCK REGION	Single Family Dwelling	NEP14423

#	LTO Number	Lot	Block	District Lot	Land District
1	443586	39	-	6284	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 39 PLAN NEP14423 DISTRICT LOT 6284 KOOTENAY LAND DISTRICT	.44	ACRES	0.52

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	4218 WOODBURY VILLAGE RD	-	4218	WOODBURY VILLAGE	RD	Mirror Lake	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.52

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.51

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	WOODBURY	2148	RDCK OWNED	0.52

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	RC	Country Residential	Country Residential	https://rdck.ca/wp-content/uploads/2024/11/2435-D CLUB Consolidated_2956-V2.pdf	0.52

Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	2435	Watercourse	2435-D CLUB Consolidated_2956-V2.pdf	The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development.	0.32

about:blank

2/3

SUMMARY

Summary Sheet

4218 WOODBURY VILLAGE RD Rural BC

PID	009-970-282
Legal Description	LOT 39 DISTRICT LOT 6284 KOOTENAY DISTRICT PLAN 14423
Plan	NEP14423
Zoning	
Community Plan(s)	OCP: Country Residential, not in ALR



Year Built	1992	Structure	SINGLE FAMILY DWELLING
Lot Size	23034.16 ft ²	Floor Area	1385 Ft ²
Bathrooms	2	Bedrooms	2
Max Elev.	579.25 m	Min Elev.	553.22 m
Walk Score	—	Transit Score	—
Tax Year	2026	Annual Taxes	\$3,893.98

ASSESSMENT

	2025	%	2026
Building	\$316,000	↓ -5.38	\$299,000
Land	\$492,000	↓ -3.25	\$476,000
Total	\$808,000	↓ -4.08	\$775,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$775,000	↑ 76.14
Sales History	23/10/2013	\$440,000	↑ 613
	11/05/1992	\$61,707	—

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2391839KO	Sold 23/10/2013	83	\$449,000 / \$440,000	Non Member Office
2216823KO	Expired 14/03/2013	128	\$549,000 / \$0	Fair Realty (Nelson)

DEVELOPMENT APPLICATIONS

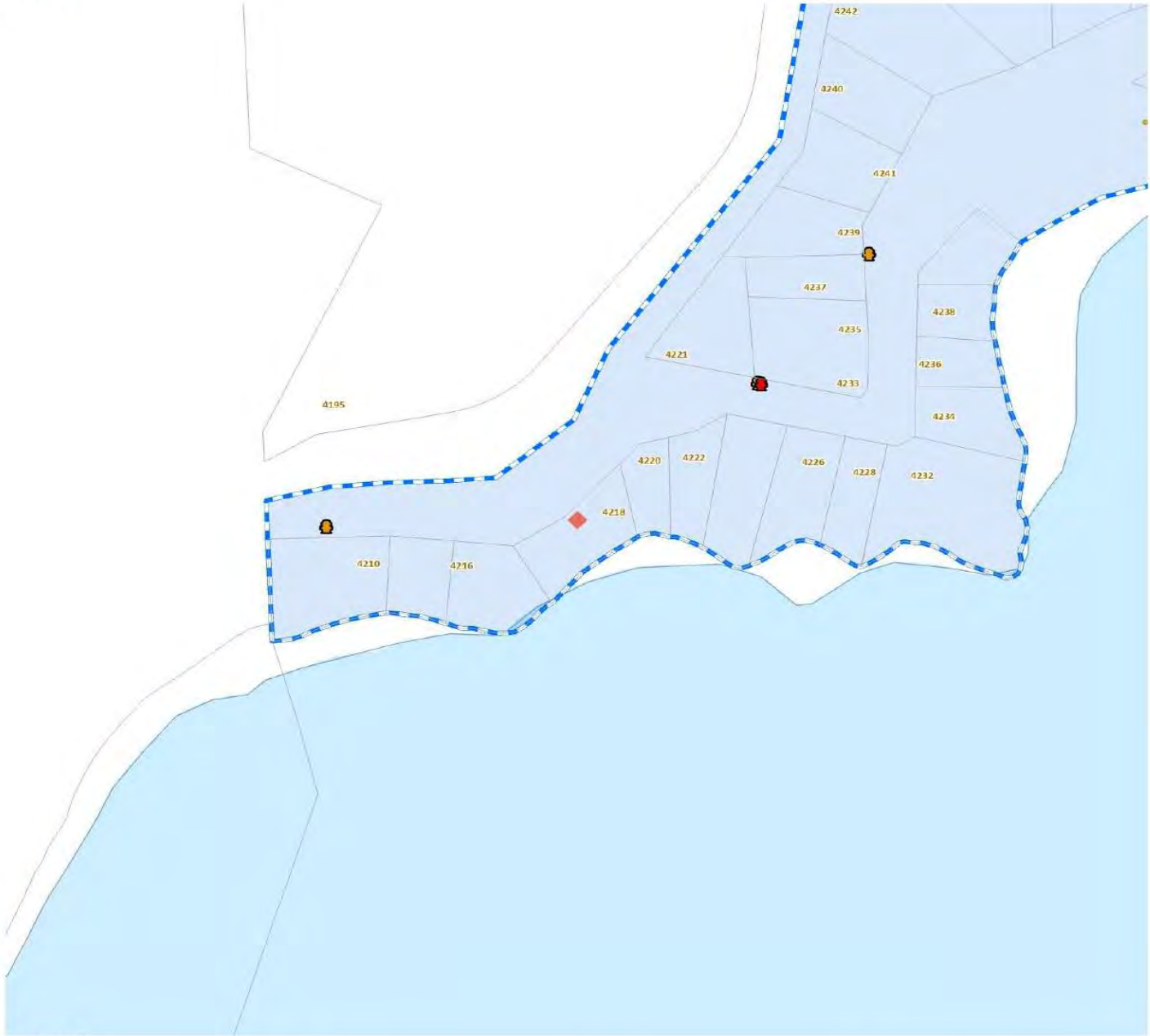
—

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

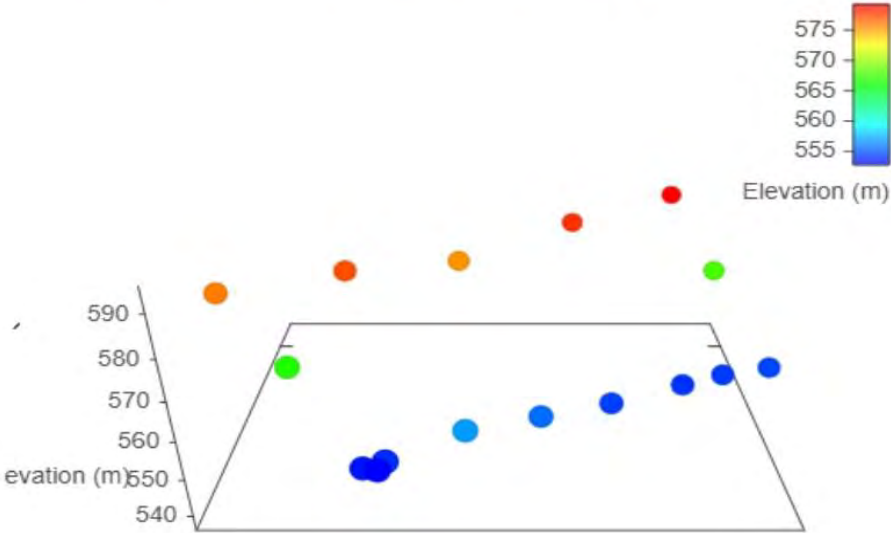
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- RDCK OWNED
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 579.25 m | Min Elevation: 552.71 m | Difference: 26.54 m

ZONING

Land Use

Zoning



Subject Property Designations:

Not Applicable

LTSA MAP

ParcelMap BC Print Report



July 6, 2026

WARNING: MAP IS NOT PRINTED TO SCALE

Parcels By Class	Absolute Fee Book	Common Ownership	Return To Crown	Primary
Air Space	Building Strata	Park	Crown Subdivision	Interest
Subdivision	Bare Land Strata	Road	Part of Primary	

Cadastral data from ParcelMap BC
Copyright 2026 LTSA

FLOOD MAP

Flood and Hazard



Legend

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

PICTURES



COMMUNITY INFORMATION

Distances from Kaslo

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo (K-12)	1.2	4 min
Shopping	Front Street, Kaslo	0.6	2 min
	Baker Street, Nelson	68.7	approx. 1 hr – 1 hr 10
Airport	West Kootenay Regional Airport, Castlegar	110	approx. 1 hr 30 – 1 hr 45
	Trail Regional Airport	147	approx. 2 hr – 2 hr 15
Major Cities	Nelson, BC	68.7	approx. 1 hr – 1 hr 10
	Castlegar, BC	110	approx. 1 hr 30 – 1 hr 45
	Nakusp, BC	98	approx. 1 hr 30 – 1 hr 45
	Cranbrook, BC	227	approx. 3.5–4 hr
	Spokane, WA	307	approx. 4–4.5 hr
	Kelowna, BC	335	approx. 4.5–5 hr
	Calgary, AB	604	approx. 7–7.5 hr
North Kootenay Lake & Lardeau Valley	Vancouver, BC	727	approx. 8.5–9 hr
	Meadow Creek (closest store, gas, post office)	40	approx. 40–50 min
	Argenta	48	approx. 50 min – 1 hr
	Johnsons Landing	60	approx. 1 hr – 1 hr 15
Hospital / Medical Centre	Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri)	1.3	4 min
	North Kootenay Lake Community Services	0.5	2 min
	Kootenay Lake Hospital, Nelson (24/7 ER)	68.3	approx. 1 hr – 1 hr 10
	Kootenay Boundary Regional Hospital, Trail (24/7 ER)	139	approx. 1 hr 55 – 2 hr 15
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	approx. 1 hr – 1 hr 10
	Silverton Dental Clinic, Silverton	51.6	approx. 45–55 min
Postal Services	Canada Post, Kaslo	0.7	2 min
Library	Kaslo Library	0.4	2 min

North Kootenay Lake

Kaslo sits on the west shore of Kootenay Lake at the mouth of the Kaslo River, in the North Kootenay Lake region of southeast British Columbia. The site began as a sawmill operation in 1889 and grew into a town through the silver-mining boom of the early 1890s. Today it is a small heritage village known for its restored Victorian buildings, the SS Moyie sternwheeler National Historic Site, and an active arts community. North of Kaslo, the Lardeau Valley extends to a string of smaller rural communities — Lardeau, Cooper Creek, Meadow Creek, Howser, Poplar Creek, Argenta and Johnson's Landing — where many residents come to Kaslo for shopping, schools, healthcare and weekly services. Distances: Nelson approx. 1 hr – 1 hr 10; Castlegar approx. 1 hr 30 – 1 hr 45; Nakusp approx. 1 hr 30 – 1 hr 45. Travel times along Highway 31 and Highway 31A can vary seasonally, particularly in winter conditions.

Kaslo

Kaslo, with a population of around 1,000, is the largest community on the main body of Kootenay Lake. The village sits in a valley between the Selkirk and Purcell mountain ranges, with a downtown of independent shops and artisans along Front Street and a public lakefront park. Many heritage buildings have been restored, including the SS Moyie — the world's oldest intact passenger sternwheeler — and the 1898 Village Hall, one of the oldest civic buildings still in continuous use in BC. The village's nine-hole golf course, ice arena, public beaches and surrounding provincial parks support year-round outdoor recreation. Kaslo also functions as the service hub for the Lardeau Valley and the north end of Kootenay Lake; the broader region is the access point for hiking, paddling and wildlife viewing on Duncan Lake, the Lardeau River and the Purcell Wilderness Conservancy. Regional services in Nelson are within about an hour's drive.

Weather

Avg Yearly Rainfall: 698 mm

Avg Winter Snowfall: 188 cm

Avg High Temp: 25°C

Avg Low Temp: -5°C

COMMUNITY INFORMATION

Recreational Facilities

Kaslo offers a 9-hole golf course, an ice arena for public skating, hockey and curling, public beaches at Kaslo Bay Park, tennis courts, a skateboard park and a riding arena. Several provincial parks are within a short drive, including Kokanee Glacier, Goat Range, Davis Creek and Lost Ledge. Kootenay Lake itself is the recreational heart — accessible from Kaslo's marina and beaches for boating, kayaking, paddleboarding, sailing, swimming, fishing and houseboating. The village rents houseboats from Kaslo's Shipyards fleet, and groomed and wilderness hiking trails radiate from town in every direction. Winter brings backcountry skiing, snowmobiling, ice fishing and Nordic skiing on local trails.

Historic and Heritage Sites

Kaslo is home to several historic and heritage sites, including the SS Moyie, the world's oldest intact passenger sternwheeler. Aboard the SS Moyie, visitors learn about Kootenay Lake's steamboat era and the Victorian engineering of the period. The village hall, built in 1898, is one of the oldest civic buildings in continuous use in BC. Heritage homes from the silver mining era line the streets, and the Langham Cultural Centre preserves a former hotel that housed Japanese-Canadian internees during WWII.

Festivals and Events

The Kaslo Jazz Etc. Summer Music Festival is the village's signature event, held annually since 1991 on the August long weekend. Audiences gather at Kaslo Bay Park to enjoy jazz, blues and roots music performed from a floating stage on Kootenay Lake. The IDidaRide is a running and mountain biking event in August offering five distance options. May Days is a long-running Kaslo tradition featuring maypole dancing, loggers' sports and a parade. The Logger Sports competition, the Kaslo Trade Fair and weekly Saturday markets through the summer round out the calendar.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village sits on the floodplain formed by the outflow of the Kaslo River, with residential neighbourhoods on the bench land above. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779 m) rises across Kootenay Lake. The Selkirks behind Kaslo are home to the Goat Range and Kokanee Glacier Provincial Parks, both of which offer full four-season recreation. Elevation in the village is approximately 535 m.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

Village of Kaslo

<https://www.kaslo.ca>

Kaslo & Area Chamber of Commerce

<https://www.kaslochamber.com>

Visit Kaslo (visitor info)

<https://visitkaslo.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — Village of Kaslo

<https://kaslo.ca/p/building-permits>

Building & Permits — RDCK

<https://rdck.ca/EN/main/services/building-inspection.html>

Waste Disposal — Kaslo Transfer Station / RDCK Recycling

<https://rdck.ca/EN/main/services/waste-recycling.html>

Water — Village of Kaslo utilities

<https://www.kaslo.ca>

Water — Community water systems & advisories (Interior Health)

<https://drinkingwaterforeveryone.ca>

Water — BC Water Licences (FrontCounter BC)

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri, 3-bed ER)

<https://www.interiorhealth.ca/locations/victorian-community-health-centre-of-kaslo>

Local Hospital — Kootenay Lake Hospital, Nelson (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-lake-hospital>

Regional Hospital — Kootenay Boundary Regional Hospital, Trail (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-boundary-regional-hospital>

Internet — Kaslo infoNet Society (local fibre/wireless)

<https://kin.bc.ca>

Internet — Telus

<https://www.telus.com>

Internet — Columbia Wireless

<https://columbiawireless.ca>

Internet — Starlink / Xplornet (rural alternatives — availability varies by property)

<https://www.starlink.com>

Canada Post

<https://www.canadapost.ca>

Kaslo Public Library

<https://kaslo.bc.libraries.coop>