

PRIVATE ISLANDS INC.

ILE FRASER

LAC SAINT-FRANÇOIS, QUEBEC

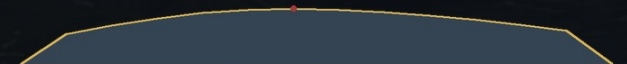


THE ISLAND — TERRAIN

0.50 ACRES • FREEHOLD
1898 COTTAGE • 2,000 SQ FT

45.049°N 74.469°W

ELEVATION — SUMMIT 161 FT



THE ESTATE

At a Glance

LOCATION	Lac Saint-François, Quebec
TITLE	Freehold
LAND AREA	0.50 acres
COTTAGE	1898 · 2,000 sq ft
BEDROOMS	7 · sleeps 12-14
SUMMIT	161 ft

THE ORIGINAL COTTAGE

Built in 1898 and kept in its original state: tongue-and-groove pine, a wraparound porch, no electricity or plumbing in the house.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	0.50 acres
TITLE	COTTAGE
Freehold	1898 · 2,000 sq ft
WATERS	SUMMIT
Lac Saint-François	161 ft

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REGION — QUEBEC

Southwest Quebec's island country runs along the St. Lawrence, where the river widens into Lac Saint-François between Ontario and New York State. Shores here are farm country and cottage country at once, and freehold river islands with nineteenth-century houses almost never reach the open market.





THE SETTING

A Half-Acre of 1898

Ile Fraser is a 0.50-acre freehold island on Lac Saint-François, the St. Lawrence River's great widening in southwest Quebec. The listing calls it a rare 1898-built treasure preserved in its original state, with sweeping water views and a wraparound porch positioned for both sunrise and sunset.

THE GROUNDS

Lawn, Shore and Outbuildings

A level lawn runs between the cottage and the water. Around it stand the island's working buildings: a 20-by-20-foot boathouse, an 8-by-15-foot shed, and the former ice shack, converted into the island's bathroom building.

THE MAIN HOUSE

2,000 Square Feet of Pine

The 2,000-square-foot main house keeps its historic character — no electricity or plumbing. The kitchen runs propane appliances with a pantry alongside; a screened-in sunroom gives 360-degree water views; and two main-floor rooms, each 12 by 17 feet, are finished in original tongue-and-groove pine.

UPSTAIRS

Seven Bedrooms

Upstairs, seven bedrooms sleep 12 to 14 guests. The bathhouse carries the modern side of island life: running water from a 12-volt solar pump, a farmer's sink, a clawfoot tub, propane tankless hot water and a composting toilet.





LAND AND WATER

River on Every Side

Half an acre of lawn and shore, with lake and river views from every angle and the wraparound porch as the island's gathering place. The surrounding waters are used for fishing, canoeing, kayaking and swimming — and, in winter, snowmobiling.

KNOWN FOR

Its 1898 cottage — a freehold St. Lawrence island house preserved in its original state, wraparound porch and all.

SUMMER HIGH 75°F · WINTER LOW 10°F



BY WATER

Minutes from the Mainland Shore

Ile Fraser is a boat island: the mainland shore at Pointe Fraser, in Dundee, lies about 0.4 miles straight-line across the water. From the island, the listing notes, boating access to nearby marinas, restaurants and parks is easy and convenient.

THE GATEWAYS

Montreal, Ontario, New York

The listing places the island approximately one hour from Montreal, 45 minutes from Ontario and just 10 minutes from New York State — a border-country position where three jurisdictions meet along one river.

DISTANCES — STRAIGHT LINE

Pointe Fraser shore 0.4 mi · New York State 3.2 mi · Cornwall 12.8 mi · Montreal 53.9 mi

ONE ISLAND • ONE COTTAGE • BUILT 1898

LOCATION

On the Map

LAC SAINT-FRANÇOIS • ST. LAWRENCE RIVER, QUEBEC



GALLERY

The Estate in Frames



The kitchen, with propane appliances



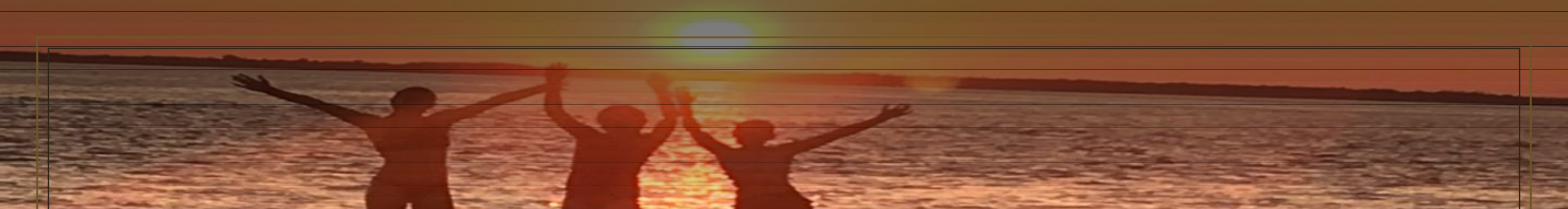
Tongue-and-groove pine, kept original



One of seven bedrooms



The 8-by-15-foot shed



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ILE FRASER

LAC SAINT-FRANÇOIS, QUEBEC

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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