

PRIVATE ISLANDS INC.

ROUND ISLAND

BRAS D'OR LAKE, NOVA SCOTIA

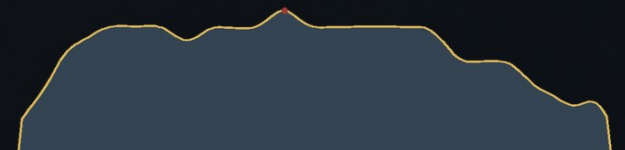


THE ISLAND — TERRAIN

**48 ACRES • FREEHOLD
BEACHES AT THREE POINTS**

45.912°N 60.965°W

ELEVATION — SUMMIT 27 FT



THE ESTATE

At a Glance

LOCATION	Bras d'Or Lake, Cape Breton
TITLE	Freehold
LAND AREA	48 acres
DEVELOPMENT	None — undeveloped
SHORELINE	Beaches + spits, 3 points
SUMMIT	27 ft

BEACHES AND SAND SPITS AT THREE POINTS

Sand spits reach into the lake at three points of the shoreline — natural landings, swimming spots and potential building sites.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	48 acres
TITLE	SHORELINE
Freehold	Beaches + sand spits
SUMMIT	WATERS
27 ft	Bras d'Or Lake

www.privateislandsonline.com/canada/novascotia/round-island

REGION — NOVA SCOTIA

Cape Breton's Bras d'Or Lake is a tidal inland sea at the island's centre — a UNESCO Biosphere Region of sheltered, island-dotted water. Recreational islands outside the metropolitan areas generally sit outside Canada's foreign-buyer ban, though a non-resident speculation tax can apply.





THE ISLAND

An Untouched Island

Round Island offers 48 acres of natural seclusion in the western Bras d'Or Lake, off the Ottawa Brook shore. Dense, mature forest covers the island, threaded with lakes and streams — wildflowers, eagles and deer, in the listing's words, reflecting its untouched condition. No structures stand on the island itself.

THE CANVAS

A Retreat, or Several

The listing frames the island two ways: a private family retreat, or a multi-dwelling development vision. Either way, the foundation is the same — a strong, private landmass in one of Nova Scotia's most iconic inland waterways, minutes by boat from the nearest mainland shore.

THE SHORELINE

Three Points of Sand

Beaches and sand spits appear at three points along the shoreline, creating natural access zones and potential building sites. Behind the northern spit, a shore pond sits in the trees — one of the island's internal lakes the listing describes.

THE SETTING

The Inland Sea

Bras d'Or Lake — often called North America's Inland Sea — gives the island calmer, more protected conditions than an ocean-exposed shore. Cruising routes cross the lake in every direction, with golf courses and established resort destinations around Cape Breton.





LAND AND WATER

Forest, Lakes & Shore

The property spans 48 acres of wooded terrain with internal freshwater features, rising gently through varied elevations to a summit 27 feet above the lake. Beaches and sand spits provide natural recreation areas and flexible waterfront use, and the protected lakefront positioning keeps the water at the island's edge calm.

KNOWN FOR

Undeveloped privacy on Bras d'Or Lake — 48 freehold acres of mature forest, interior lakes and streams, and beaches at three points, with a 30-ft cabin cruiser included.

SUMMER HIGH 73°F • WINTER LOW 18°F



BY WATER

Your Boat Comes With It

A 30-foot cabin cruiser, currently moored at St. Peter's Marina, is included in the sale. The run from St. Peter's crosses the lake's southern basin and threads north past Cranberry Island to the island's shore — the route every Bras d'Or island property lives by.

THE GATEWAY

St. Peter's & the Lake Towns

St. Peter's, the historic village at the lake's southern gateway, offers amenities, supplies and marina services 18 miles straight-line to the south. Baddeck, the Bras d'Or sailing hub, lies 16 miles northeast, and Sydney's airport (YQY) about 47.

DISTANCES — STRAIGHT LINE

Ottawa Brook 1.5 mi · Orangedale 6 mi · Baddeck 16 mi · St. Peter's 18 mi

48 ACRES • BEACHES AT 3 POINTS • ONE FREEHOLD ISLAND

LOCATION

On the Map

DENYS BASIN ENTRANCE • BRAS D'OR LAKE, CAPE BRETON



GALLERY

The Estate in Frames



A sand spit and shore pond, from above



The island's mature forest canopy



Clear shallows along the shore



Looking along a sand spit



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

ROUND ISLAND

BRAS D'OR LAKE, NOVA SCOTIA

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.



www.privateislandsonline.com/canada/novascotia/round-island

info@privateislandsinc.com

www.privateislandsonline.com