

PRIVATE ISLANDS INC.

CAMERON ISLAND

BRAS D'OR LAKE, NOVA SCOTIA



80 ACRES • FREEHOLD
OVER 3 MILES OF WATERFRONT

45.814°N 61.014°W

ELEVATION — SUMMIT 47 FT



THE ESTATE

At a Glance

LOCATION	West Bay, Bras d'Or Lake
TITLE	Freehold
LAND AREA	80 acres
WATERFRONT	3+ miles
COTTAGE	1,405 sq ft, 2 bed / 2 bath
SUMMIT	47 ft

3+ MILES OF WATERFRONT

More than three miles of shoreline wrap the island — private sand beaches, cliffs and sheltered coves on the Bras d'Or Lakes.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	80 acres
TITLE	WATERFRONT
Freehold	3+ miles
SUMMIT	WATERS
47 ft	Bras d'Or Lake

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

REGION — NOVA SCOTIA

Nova Scotia's island holdings are rugged and eco-focused, reached by boat from the nearest wharf. On Cape Breton, the Bras d'Or Lakes form a vast inland sea — a UNESCO Biosphere Reserve of calm, brackish water, forested shores and small mainland communities like Marble Mountain and Orangedale.





THE ISLAND

An 80-Acre Sanctuary

Cameron Island is an 80-acre private sanctuary in West Bay on the Bras d'Or Lakes. More than three miles of waterfront run from private sand beaches to dramatic cliffs, behind mature forest — a timeless family legacy property, or a secluded canvas for a significant future estate.

THE COTTAGE

Turnkey, Furnished, Off-Grid

The 1,405-square-foot cottage has two bedrooms and two bathrooms and is sold fully furnished with all appliances. Solar panels, battery packs and a backup generator power it off-grid, Starlink provides internet, and an established septic system serves the house.

THE SHORELINE

Beaches, Cliffs & Calm Water

The shoreline extends for over three miles — expansive private sand beaches for swimming, and calm, brackish water for kayaking and boating. An interior pond sits behind the gravel bar near the wharf, one of the island's quiet corners.

THE WILDLIFE

Eagles, Deer & Foxes

The island is a vibrant ecosystem home to bald eagles, deer, foxes and abundant marine life — a profound connection to the Cape Breton wilderness, minutes from the mainland shore.





LAND AND WATER

Forest, Cliff & Shore

On land the island rises through mature forest to a modest summit 47 feet above the lake — enough height for the ground to fall away in cliffs above the water. Below, the Bras d'Or Lakes stretch out as a UNESCO Biosphere Reserve: calm, brackish, and made for days spent swimming, kayaking and boating along three miles of shore.

KNOWN FOR

Turnkey privacy on Bras d'Or Lake — 80 freehold acres, 3+ miles of waterfront and an off-grid cottage sold furnished, boat and wharf included.

SUMMER HIGH 74°F · WINTER LOW 14°F



BY WATER

Your Own Mainland Landing

The offering includes a mainland waterfront access parcel on a sheltered peninsula — Lot 9B MacMillan Point Rd — with a private wharf, ensuring secure, private transit to the island. A boat and a four-wheeler for island transport are included in the sale.

THE GATEWAY

Marble Mountain & Beyond

Marble Mountain, the nearest mainland community, lies 1.4 miles straight-line across West Bay, with Orangedale at 7.3 miles. Baddeck, the Bras d'Or Lakes' best-known town, is 23 miles away, and Sydney's airport 52 — Cape Breton's wider world, reached by boat and road.

DISTANCES — STRAIGHT LINE

Marble Mountain 1.4 mi · Orangedale 7 mi · Baddeck 23 mi · Sydney Airport (YQY) 52 mi

80 ACRES • 3+ MILES OF WATERFRONT • ONE FREEHOLD ISLAND

LOCATION

On the Map

WEST BAY • BRAS D'OR LAKE, CAPE BRETON



GALLERY

The Estate in Frames



A private sand beach on the shore



The cottage deck, facing the water



The solar array — off-grid power



The cottage in its forest clearing



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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/cameron-island

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