PRIVATE ISLANDS INC.

LAKE NIPISSING ISLAND

LAKE NIPISSING, ONTARIO



2.70 ACRES · FREEHOLD

SEASONAL LOG HOME · TURNKEY

46.307°N 79.984°W

ELEVATION — SUMMIT 656 FT



THE ESTATE

At a Glance

LOCATION	Lake Nipissing, Ontario
TITLE	Freehold
LAND AREA	2.70 acres
BUILDING	Seasonal log home
POWER	Solar + propane
SUMMIT	656 ft

MILES OF OPEN WATER

Lake Nipissing runs some 40 miles long — open water for boating and water sports in every direction from the dock.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
2.70 acres

TITLE
Freehold

SUMMIT
656 ft

WATERS
Lake Nipissing

NEAREST TOWN
Sturgeon Falls

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REGION — NORTHERN ONTARIO

Lake Nipissing is one of Ontario's largest freshwater lakes, set on the Canadian Shield between the Ottawa River and Georgian Bay. Its western bays — granite, sand and open water — are classic Northern Ontario cottage country, reached through Sturgeon Falls.





THE ISLAND

Granite, Sand and Open Water

This turnkey private island encompasses 2.7 acres on Lake Nipissing, its seasonal hand-hewn log home set directly on Canadian Shield granite. It is offered as a ready-to-use recreational asset — a fully finished residence with established off-grid infrastructure, positioned for immediate occupancy.

THE SETTING

A Ready-Made Retreat

Granite outcroppings and rocky shoreline define the footprint, with a natural sandy beach for swimming. The cottage takes in views of the lake in multiple directions — a private base for kayaking, fishing and exploration on one of Ontario's largest freshwater lakes.

THE HOME

Hand-Hewn Log, Finished Throughout

The primary structure is a custom log cabin in exposed post-and-beam construction: three multifunctional rooms, a loft, and a kitchen and bathroom fitted with high-end finishes. SIP flooring sits directly on the rock foundation, with porcelain tile and Roxul insulation for thermal regulation and soundproofing.

OFF-GRID SYSTEMS

Solar, Propane, Lake Water

The island runs on a standalone utility system — solar power, propane heating alongside a wood stove, and a lake-water pumping system. Durable materials and self-sufficient systems keep maintenance low and the seasons long.





LAND AND WATER

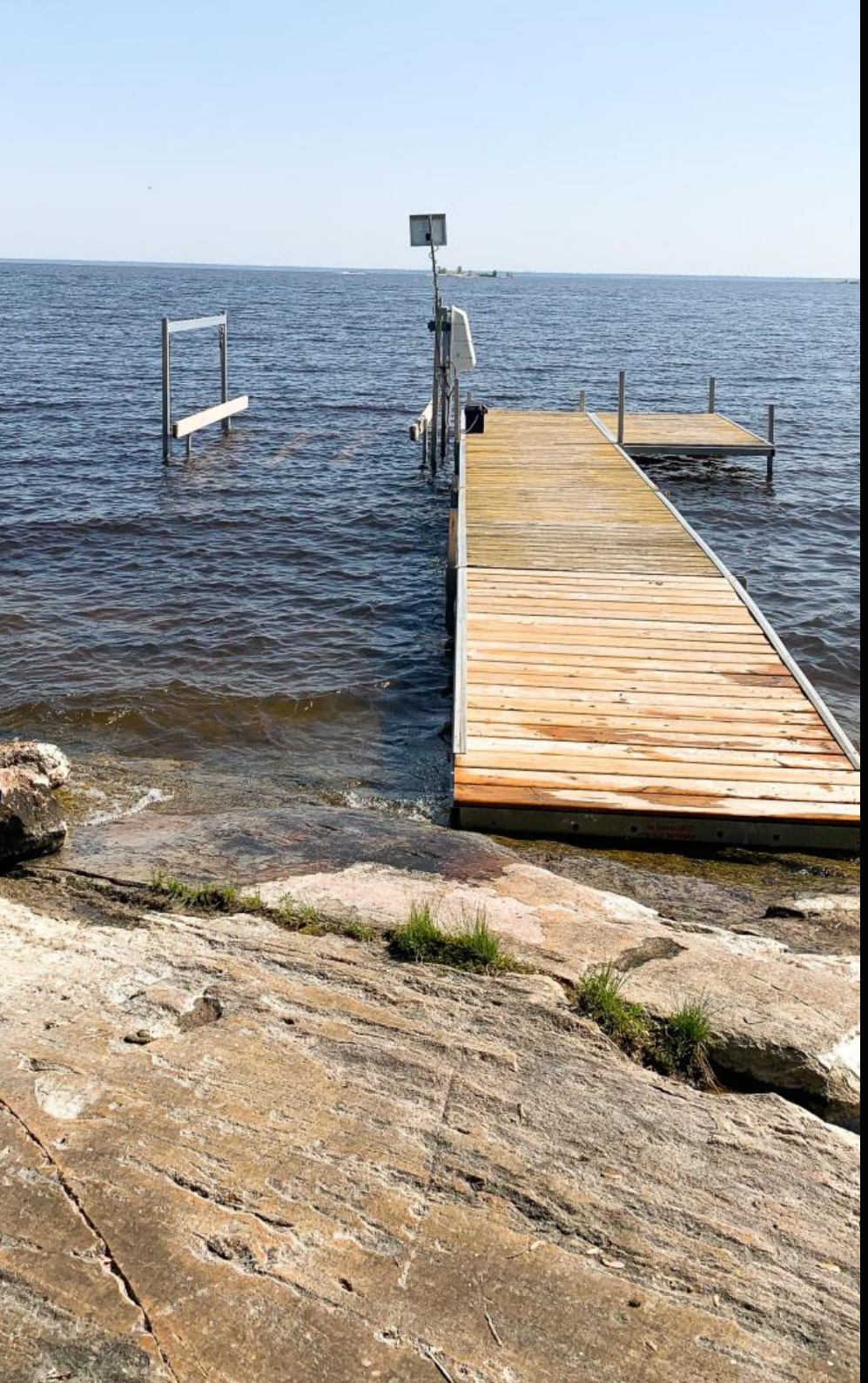
Shield Granite and a Sandy Beach

The 2.7-acre footprint is classic Canadian Shield: granite outcroppings and rocky shoreline, softened by a natural sandy beach. The cottage is oriented for lake views in multiple directions, and the surrounding lake — some 40 miles by 16 — is open water for boating and water sports from the dock.

KNOWN FOR

Turnkey privacy minutes from the mainland — a finished log home on 2.7 freehold acres of Shield granite and sand.

SUMMER HIGH 78°F • WINTER LOW -8°F



BY BOAT

Ten Minutes from the River

The island is a 10-minute boat ride from the Sturgeon River, which meets the lake just over a mile to the north-east. The mainland launch point is a 3-hour and 45-minute drive from Toronto — arrive by road, launch, and be on the island's dock within the hour.

THE GATEWAY

Sturgeon Falls and Beyond

Sturgeon Falls lies five miles to the north-east for supplies, with North Bay 25 miles east and Sudbury beyond — the listing notes all three for medical facilities and provisions. Remote on the water, never cut off on land.

DISTANCES — STRAIGHT LINE

Sturgeon River Mouth 1 mi · Sturgeon Falls 5 mi · North Bay 25 mi

ONE ISLAND • 2.70 ACRES • FREEHOLD • TURNKEY LOG HOME

LOCATION

On the Map

LAKE NIPISSING • NORTHERN ONTARIO



GALLERY

The Estate in Frames



The solar array above the granite shore



Living space open to the lake



Open-plan kitchen and loft stairs



The floating dock at the sandy landing



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LAKE NIPISSING ISLAND

LAKE NIPISSING, ONTARIO, CANADA

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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