

PRIVATE ISLANDS INC.

# GARDEN ISLAND

LAKE NIPISSING, ONTARIO



70 ACRES • FREEHOLD

4,500 SQ. FT. COTTAGE • KRÄG DESIGN

46.298°N 79.998°W

ELEVATION — SUMMIT 659 FT



## THE ESTATE

# At a Glance

|           |                             |
|-----------|-----------------------------|
| LOCATION  | Lake Nipissing, Ontario     |
| TITLE     | Freehold                    |
| LAND AREA | ±70 acres                   |
| COTTAGE   | 4,500 sq. ft. • 3 bd / 2 ba |
| WETLAND   | Provincially Significant    |
| SUMMIT    | 659 ft                      |

### 70 ACRES UNDER ONE FREEHOLD TITLE

Seventy acres of hardwood forest and protected wetland on Lake Nipissing, held as one freehold island with no neighbours in sight.

### ISLAND VITALS

|                |               |
|----------------|---------------|
| PRICE          | ACREAGE       |
| NOT PRINTED    | ±70 acres     |
| TITLE          | SUMMIT        |
| Freehold       | 659 ft        |
| WATERS         | COTTAGE       |
| Lake Nipissing | 4,500 sq. ft. |

[www.privateislandsonline.com/canada/ontario/garden-island](http://www.privateislandsonline.com/canada/ontario/garden-island)

### REGION — ONTARIO

Ontario holds more island listings than any other Canadian province on this site, and its northern lakes are the classic freehold frontier — big water, shield country, and recreational property that Canada's foreign-buyer rules leave open to international purchasers.





## THE ISLAND

### An Estate in the Sturgeon River Region

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Garden Island is a large-scale private island estate in the Sturgeon River region of Lake Nipissing, spanning nearly 70 acres. The offering combines significant acreage with protected wetland status, ensuring a private setting with no neighbouring residences in sight.

## THE COTTAGE

### A Kräg Design Residence

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At its heart stands a contemporary single-storey cottage of 4,500 sq. ft. designed by Kräg Design (UK) — three bedrooms and two bathrooms, a king-bed primary suite with a wood stove and easterly lake views, a dining room for twelve, a library wired for cinema screening, an art studio and a dressing room, all under a living green roof with solar-aligned fenestration and 8-foot windows.

THE LAND

## Forest, Wetland & Reserve

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The island is characterised by hardwood forest and protected wetlands: three-quarters of the land is designated a Provincially Significant Wetland and Nature Reserve, providing tax-exempt status. In use today as a seasonal nature retreat from May to October, it is habitat first and real estate second.

BEYOND THE MAIN HOUSE

## A Bunkie & Bear Island

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A bunkie stands on the north shore, and planning permission is in place for a sleep cabin on the connected 4-acre Bear Island. The listing notes verified income potential through rental availability — a retreat that can work as well as it rests.





LAND AND WATER

## Reefs, Rock & One Small Beach

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The shoreline offers multiple rocky promontories and a small private sandy swimming beach, and the cottage itself commands 170 feet of water frontage. Offshore reefs restrict access to shallow-draft boats, naturally limiting boat traffic — the island keeps its quiet by geography. One and a third miles east, the Sturgeon River meets the lake.

KNOWN FOR

A 70-acre freehold nature reserve of its own — hardwood forest, protected wetland, and a Kräg Design cottage on Lake Nipissing.

SUMMER HIGH 77°F • WINTER LOW 3°F



BY WATER

## The Boat from the River

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Access is by boat from marinas on the Sturgeon River, whose mouth lies 1.3 miles east of the island in a straight line. Reefs offshore keep the run to shallow-draft boats. Sturgeon Falls, the service town on the river, is 5.6 miles away, with Cache Bay at 5.2.

BY AIR

## North Bay & the Floatplane

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North Bay Airport (YYB) lies 28 miles straight-line to the east; from there the listing puts the drive to the marina at approximately 25 minutes, and the boat does the rest. The alternative arrival is the classic northern one — by floatplane from Toronto, straight onto the lake.

### DISTANCES — STRAIGHT LINE

Sturgeon River Mouth 1.3 mi · Cache Bay 5 mi · Sturgeon Falls 6 mi · North Bay Airport (YYB) 28 mi

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70 ACRES • ONE FREEHOLD TITLE • 170 FT OF COTTAGE FRONTAGE

LOCATION

# On the Map

LAKE NIPISSING • WEST NIPISSING, ONTARIO



GALLERY

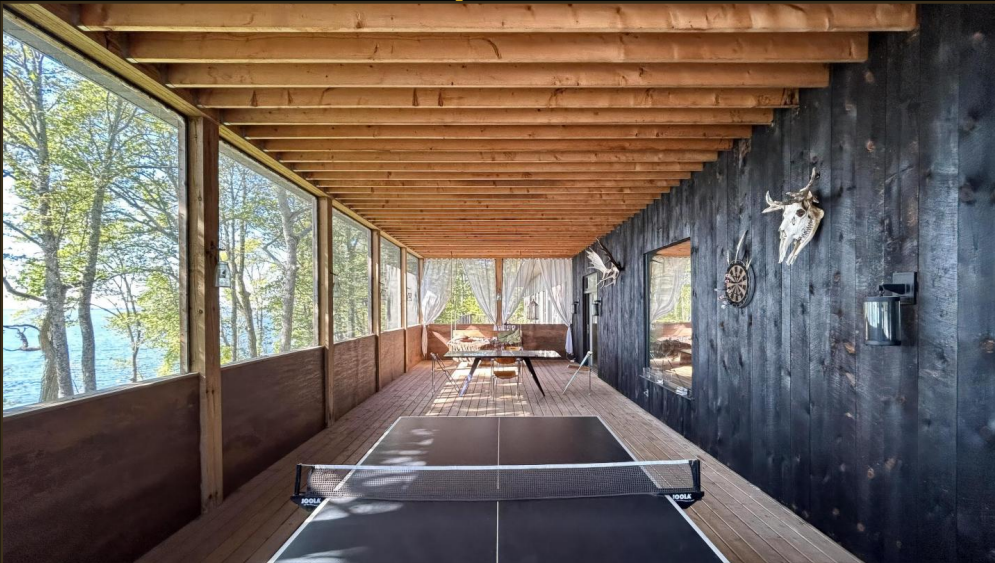
# The Estate in Frames



A dining room for twelve



The library, wired for cinema



The screened porch



Rocky promontories on the shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

# GARDEN ISLAND

LAKE NIPISSING, ONTARIO

## 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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