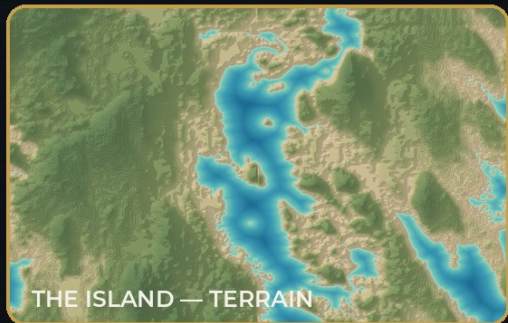


PRIVATE ISLANDS INC.

MAPLE ISLAND

TUSKET RIVER, NOVA SCOTIA



THE ISLAND — TERRAIN

35.25 ACRES · FREEHOLD
6,700 FT OF SHORELINE

43.818°N 66.002°W

ELEVATION — SUMMIT 87 FT



THE ESTATE

At a Glance

LOCATION	Tusket River, Nova Scotia
TITLE	Freehold
LAND AREA	35.25 acres
SHORELINE	6,700 ft
COTTAGE	1,981 sq ft, 3-bed
SUMMIT	87 ft

6,700 FEET OF SHORELINE

Granite shore and secluded beaches wrap the island — natural harbours and launching points for deep-water fishing and sailing.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	35.25 acres
TITLE	SHORELINE
Freehold	6,700 ft
SUMMIT	WATERS
87 ft	Tusket River

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REGION — NOVA SCOTIA

Southwest Nova Scotia is Acadian shore country — fishing villages, tidal rivers and forested islands east of Yarmouth. Canada's island market here stays largely rural and recreational, the setting the site's Canada pages note is generally outside the foreign-buyer restrictions aimed at urban housing.





THE ISLAND

Forest, Shore and Open Water

Maple Island is a self-contained wilderness haven of about thirty-five acres, where seals sunbathe along the rocky shores and eagles nest high in the old-growth forest. The landscape is beautifully rugged — wild roses, edible mushrooms, and endless room to explore between the trees and the water's edge.

THE SETTING

A Self-Contained Sanctuary

The island runs completely off-grid, self-sufficient on generator power, a gravity-fed dug well and an approved septic system. That independence is the point of the place: a fully functional, highly secure sanctuary off Canada's eastern seaboard, private by geography and by design.

THE COTTAGE

Built by a Shipwright

At the heart of the island stands a three-bedroom, two-bathroom post-and-beam cottage of 1,981 square feet, handcrafted by a renowned shipwright in 2003. Soaring ceilings, skylights, granite and butcher-block counters, marble tile and three wood-burning stoves run through it, with water views from nearly every window, a screened wraparound veranda, a loft reached by catwalk, and a metal roof renewed in 2022. It is offered fully furnished.

THE BUNKHOUSE

A Short Wooded Stroll

A short stroll along a wooded path leads to a character-filled bunkhouse of 400 square feet, with bunk beds, a kitchenette and its own wood stove — guest quarters with the same hand-built feel as the main cottage.





LAND AND WATER

Granite, Beaches and Harbours

Over 6,700 feet of continuous shoreline runs around the island — traversable granite in one stretch, a secluded tranquil beach in the next, with natural harbours and launching points for ocean exploration along the way. The position commands panoramic harbour and water views from every angle, whether the day's plan is deep-water fishing or simply the still water at the dock.

KNOWN FOR

A shipwright-crafted post-and-beam cottage on 35.25 forested acres — off-grid, turn-key, with its own mainland wharf on the Tusket River.

SUMMER HIGH 71°F • WINTER LOW 21°F



BY WATER

Five Minutes from the Wharf

Maple Island is a boat island, and the sale solves the logistics up front: a mainland wharf parcel in Argyle is included, a secure place to dock the boat, park vehicles and store belongings. From that wharf, the crossing to the island's own dock is a short, protected five-minute transit.

THE GATEWAY

Yarmouth, Close Behind

The mainland lot sits about ten minutes from Yarmouth, the service town for Nova Scotia's southwest shore. The island itself lies 4.4 miles straight-line from Yarmouth, with the mainland communities of Plymouth, Amiraults Hill and Tusket all within three miles across the water.

DISTANCES — STRAIGHT LINE

Amiraults Hill 1 mi · Plymouth 1.4 mi · Tusket 3 mi · Yarmouth 4 mi

ONE ISLAND • 35.25 ACRES • 6,700 FT OF SHORELINE

LOCATION

On the Map

TUSKET RIVER • NOVA SCOTIA



GALLERY

The Estate in Frames



The cottage kitchen and island bench



A four-poster bedroom in pine



The boat house in the woods



The cottage deck, facing the water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

MAPLE ISLAND

TUSKET RIVER, 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.



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