

PRIVATE ISLANDS INC.

MACLELLON'S ISLAND

CHEZZETCOOK INLET, NOVA SCOTIA

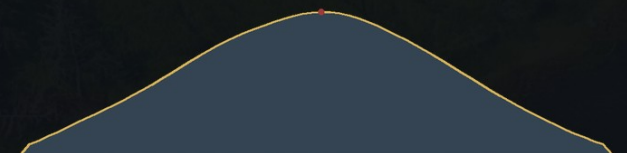


THE ISLAND — TERRAIN

15 ACRES • FREEHOLD
UNDEVELOPED • VACANT LAND

44.723°N 63.244°W

ELEVATION — SUMMIT 71 FT



THE ESTATE

At a Glance

LOCATION	Chezzetcook Inlet, NS
TITLE	Freehold
LAND AREA	15 acres
DEVELOPMENT	None — vacant land
VEGETATION	Acadian forest
SUMMIT	71 ft

71 FEET ABOVE THE TIDE

Most of MacLellon's stands high above the inlet, under forest — high, drained ground with panoramic views and shelter from storm surge.

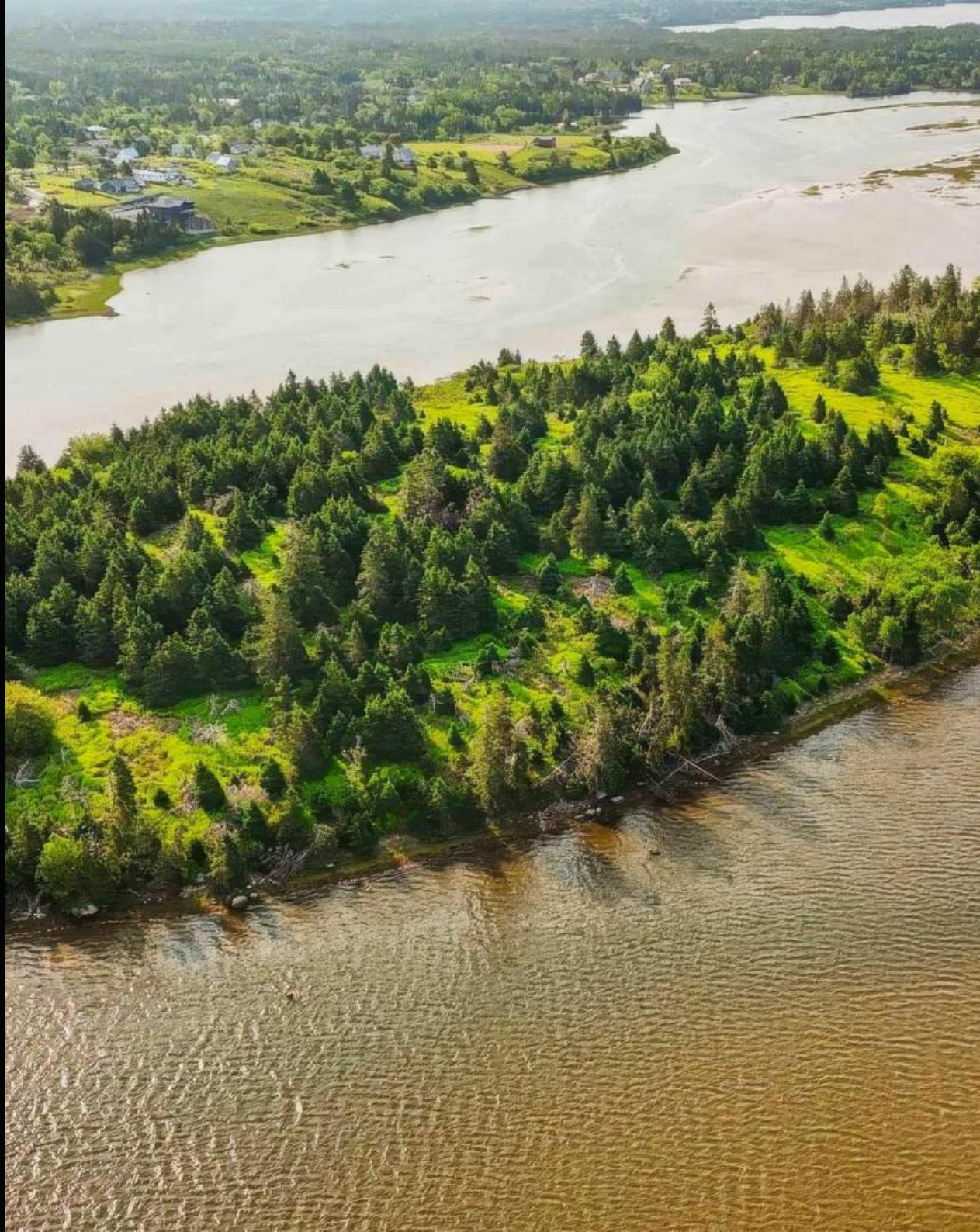
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	15 acres
TITLE	SUMMIT
Freehold	71 ft
WATERS	SETTING
Chezzetcook Inlet	Eastern Shore, NS

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REGION — NOVA SCOTIA

Nova Scotia's Eastern Shore runs east from Halifax as a drowned coast of inlets, islands and working wharves. At Chezzetcook, an Acadian community settled around its inlet, freehold islands sit minutes by boat from the mainland — rugged, forested and close to the city.





THE ISLAND

The Jewel of Chezzetcook Inlet

Marketed as the jewel of its inlet, MacLellan's is a substantial 15-acre landholding of rugged Atlantic beauty. Most of the island sits well above sea level, so the views open across the inlet to the Atlantic horizon — and the high interior offers long-term security as seas change.

HIGH GROUND

Elevation Is the Story

Varied terrain rises through native Acadian forest and coastal shrubs — a natural privacy screen and windbreak. The elevated ground drains well and offers multiple stable building sites, each with room to frame its own outlook over the water.

VACANT LAND

A Blank Canvas

The island is offered as vacant, undeveloped land, giving a buyer total freedom in architectural planning and site selection. Its scale supports a primary residence with guest outbuildings, or a decentralized off-grid compound arranged through the trees.

THE SHORELINE

Rock, Coves and Tide

An oceanfront shoreline of rocky outcrops and sheltered coves rings the island, in a biologically rich estuary made for kayaking, birdwatching and shallow-water fishing. Dramatic tidal shifts remake the coastal landscape through the day.





LAND AND WATER

An Island Shoreline

MacLellan's is defined by its oceanfront shoreline and its position inside a tidal estuary. Rocky outcrops alternate with sheltered coves along the Eastern Shore, the high interior stands clear of storm surge, and the surrounding waters shift with the tide — a working inlet of marsh, channel and open Atlantic views.

KNOWN FOR

High ground — a forested 15-acre freehold island rising well above Chezzetcook Inlet, minutes by boat from East Chezzetcook.

SUMMER HIGH 73°F · WINTER LOW 18°F



BY WATER

A Short Boat Ride

Access is by a short boat ride from the East Chezzetcook Government Wharf, across the inlet from the island. Overnight parking is available at the public launch on Government Wharf Road, making owner and guest arrivals straightforward.

THE GATEWAY

Porters Lake & Halifax

Porters Lake, with the Eastern Shore's everyday amenities, lies about three miles straight-line to the northwest, and Halifax about eighteen. Halifax Stanfield International Airport is about seventeen miles away — a city gateway within easy reach of a private island shore.

DISTANCES — STRAIGHT LINE

East Chezzetcook 1.4 mi · Porters Lake 3.4 mi · Halifax Airport 17 mi · Halifax 18 mi

15 ACRES • ONE ISLAND • FREEHOLD

LOCATION

On the Map

CHEZZETCOOK INLET • EASTERN SHORE, NOVA SCOTIA



GALLERY

The Estate in Frames



The island's forested west end



Over the interior tree canopy



The whole island in the inlet



Tidal flats around the shore



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

MACLELLON'S ISLAND

CHEZZETCOOK INLET, 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/maclellons-island

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