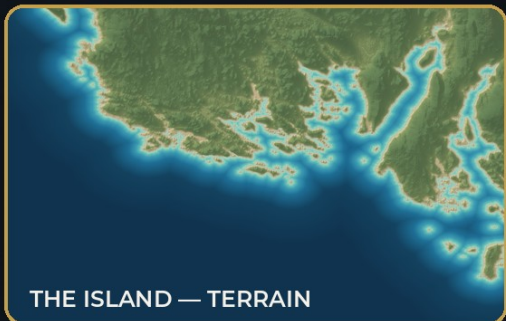


PRIVATE ISLANDS INC.

SIMMONS ISLAND

NOVA SCOTIA, CANADA

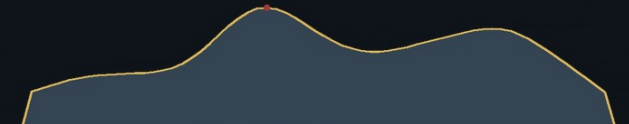


THE ISLAND — TERRAIN

8.8 ACRES • FREEHOLD
TURN-KEY • NOVA GLAMPING

44.485°N 63.868°W

ELEVATION — SUMMIT 24 FT



THE ESTATE

At a Glance

LOCATION	South Shore, Nova Scotia
TITLE	Freehold
LAND AREA	8.8 acres
CABIN	950 sq ft log cabin
DOMES	3 geodesic domes
SUMMIT	24 ft

A TURN-KEY ISLAND BUSINESS

Nova Glamping trades from day one — Superhost status, hundreds of five-star reviews, and every furnishing, system and the transfer boat included.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	8.8 acres
TITLE	SUMMIT
Freehold	24 ft
WATERS	NEAREST TOWN
Atlantic Ocean	West Dover

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

REGION — NOVA SCOTIA

Nova Scotia's South Shore is a working Atlantic coast of granite headlands, spruce forest and fishing villages southwest of Halifax. Its offshore islands seldom change hands developed — fewer still arrive with a business, a boat and a booking history already in place.





THE ISLAND

A Developed Island

Simmons is a developed island of 8.8 acres — a treed interior and partially landscaped grounds in the granite-and-spruce character of the South Shore. The infrastructure was built out in 2015 to a professional standard, so the permitting, power and logistics that island development demands are already done.

THE BUSINESS

Nova Glamping

The island trades as Nova Glamping, a tourism business with Superhost status and a dedicated following. It can continue as a hospitality operation, or convert into a multi-pavilion private estate — either way it arrives with a brand and a booking history already in place.

THE CABIN

The Log Cabin

At the island's heart stands a hand-crafted log cabin of 950 square feet over one and a half storeys — two bedrooms, one bathroom and a full kitchen with modern appliances. A newly installed solar array is the primary power source, backed by a diesel generator, with a modern septic system and full interior plumbing.

THE DOMES

Three Geodesic Domes

Three high-spec geodesic domes are positioned around the grounds for privacy, each furnished and served by its own outdoor wood-fired saltwater hot tub. Guests share a cedar sauna, designated campfire areas and the communal beach zone, all connected by extensive decking.





LAND AND WATER

Granite, Spruce & Salt Water

The island is ringed by the Atlantic — rugged coastal points of bare granite and one sheltered sandy beach with its own communal zone. Inland, a treed interior of spruce and partially landscaped grounds carries the cabin, the domes and their decking, and significant acreage remains undeveloped for whatever a new owner imagines next.

KNOWN FOR

Turn-key glamping — Nova Glamping's Superhost island: a log cabin, three domes with hot tubs, and a sheltered sandy beach 40 minutes from Halifax.

SUMMER HIGH 74°F • WINTER LOW 17°F



BY BOAT

From West Dover

Simmons is a boat island, reached from West Dover on the mainland shore — half a mile straight-line across the water. Owners and guests park at 159 West Dover Road and make the short transfer from the public wharf; the professional-grade boat used for guest and supply transfers is included in the sale.

THE GATEWAY

Halifax, 40 Minutes

Halifax lies about 40 minutes away by road from the West Dover shore, 17.9 miles in a straight line — close enough for the city to supply the island's guests, staff and stores, far enough for the island to keep its quiet.

DISTANCES — STRAIGHT LINE

West Dover 0.5 mi · Peggy's Cove Lighthouse 3 mi · Chester 19 mi · Halifax 18 mi

8.8 ACRES • ONE CABIN • THREE DOMES • TURN-KEY

LOCATION

On the Map

ATLANTIC OCEAN • SOUTH SHORE, NOVA SCOTIA



GALLERY

The Estate in Frames



The log cabin living room



The domes from the air



Inside a geodesic dome



The cedar sauna



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

SIMMONS ISLAND

NOVA SCOTIA, 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.



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

info@privateislandsinc.com

www.privateislandsonline.com