PRIVATE ISLANDS INC.

L'ÎLE DE LA PAIX

LAC SAINT-FRANÇOIS, QUEBEC



0.23 ACRES · FREEHOLD

97 FEET OF LAKE FRONTAGE

45.222°N 74.276°W

ELEVATION — SUMMIT 151 FT

THE ESTATE

At a Glance

LOCATION	Lac Saint-François, QC
TITLE	Freehold
LAND AREA	0.23 acres
RESIDENCE	1,701 sq ft log cabin
FRONTAGE	97 ft
SUMMIT	151 ft

SQ FT OF LOG CABIN

Two levels of log construction on a concrete slab — a wood-fire home with the reliability of the municipal grid behind it.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
0.23 acres

TITLE
Freehold

RESIDENCE
Log cabin, 1,701 sq ft

WATERS
Lac Saint-François

SUMMIT
151 ft

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REGION — QUEBEC

Lac Saint-François is a broad widening of the St. Lawrence River between Ontario and Montréal. Its north shore at Saint-Zotique is cottage country of canals and marinas, an hour's reach of the city — and islands here almost never stand alone, or come to market at all.





THE ISLAND

An Island of One's Own

The whole holding is the island: 0.23 acres of lawn and mature trees inside a timbered shoreline, 97 feet of it fronting Lac Saint-François. From the deck, sunrise and sunset both play out over open water — the listing's own promise, kept by the island's position on the lake.

THE GROUND

Lawn, Trees, Open Water

There is no interior to disappear into — instead, every part of the island is shore. Lawns run to the water on all sides, willows lean over the lake, and a fire pit sits on the grass where the day ends in front of the sunset.

THE CABIN

Log Walls, Two Levels

The 1,701 sq ft cabin is traditional log construction on a concrete slab, under a steel roof. The main level opens around a wood fireplace — living room, kitchen, dining area, family room and laundry — beneath exposed log ceilings.

UPSTAIRS

A Suite Above the Lake

Up the log staircase, a grand primary suite of 23 by 14 feet serves as a private retreat, with a second bedroom, a sitting room and a full bathroom. Electric heating and a modern fire alarm system run year-round.





LAND AND WATER

Ninety-Seven Feet of Shore

The island's edge is its amenity: a timbered shoreline, a wooden ramp down to the water and a small log outbuilding at one end. The listing frames the position as ideal for docking a personal vessel — the waters are navigable Lac Saint-François, in the St. Lawrence system, opening wide to the south.

KNOWN FOR

A bridge-linked log cabin on 0.23 acres — island privacy with municipal services, minutes from the Saint-Zotique shore.

SUMMER HIGH 75°F · WINTER LOW 10°F



THE BRIDGE

A Bridge, Not a Boat

A private/shared bridge — the listing's words — ties the island to the shore at Pointe au Foin, at the end of Saint-Zotique's canal avenues. Groceries, guests and emergency services arrive the way they do on the mainland; no crossing here ever waits on a boat.

THE GATEWAY

Montréal, Within Reach

Saint-Zotique's village centre is two miles straight-line; Salaberry-de-Valleyfield, the Suroît's hub, is about seven. Montréal–Trudeau Airport lies 31 miles east and downtown Montréal 39 — the commute the listing promises, measured on the map: highways, golf courses and schools all named in its own text.

DISTANCES — STRAIGHT LINE

Pointe au Foin 0.1 mi · Saint-Zotique 2 mi · Salaberry-de-Valleyfield 7 mi · Montréal–Trudeau Airport 31 mi · Montréal 39 mi

ONE SMALL ISLAND • ONE LOG CABIN • 97 FEET OF SHORE

LOCATION

On the Map

LAC SAINT-FRANÇOIS • SAINT-ZOTIQUE, QUEBEC



GALLERY

The Estate in Frames



The deck above the lake



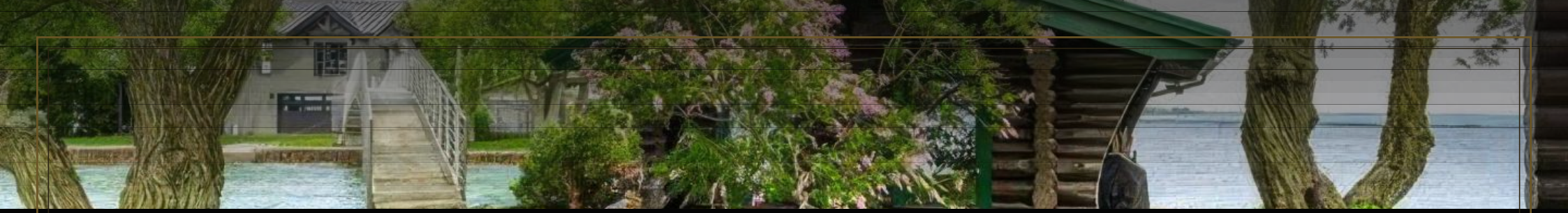
Dining under log beams



The kitchen, along the log wall



Open water, from the shore



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THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

L'ÎLE DE LA PAIX

LAC SAINT-FRANÇOIS, QUEBEC

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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