PRIVATE ISLANDS INC.

NORTHWOODS ISLAND

LAKE NOSBONSING, ONTARIO



1.2 ACRES · FREEHOLD

1,400 SQ. FT. FOUR-SEASON COTTAGE

46.203°N 79.243°W

ON THE ISLAND

1,400 SQ. FT. COTTAGE — 4 BDRM

SUBMARINE HYDRO CABLE

FOUR-SEASON USE

THE ESTATE

At a Glance

LOCATION	Lake Nosbonsing, East Ferris
TITLE	Freehold
LAND AREA	1.2 acres
COTTAGE	1,400 sq. ft. · 4 bdrm
POWER	Submarine hydro cable
TERRAIN	Flat, lake-level island

SQ. FT. OF FOUR-SEASON COTTAGE

A remodelled, winterised cottage with a granite fireplace and a 31-foot sunroom — a home on the water, not a seasonal camp.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1.2 acres

TITLE
Freehold

COTTAGE
1,400 sq. ft.

TERRAIN
Flat, lake-level

WATERS
Lake Nosbonsing

www.privateislandsonline.com/canada/ontario/northern-ontario/northwoods-island

REGION — NORTHERN ONTARIO

Lake Nosbonsing stretches east of North Bay in Ontario's Near North, a cottage lake in the Nipissing District where freehold islands change hands rarely. East Ferris township wraps its southern shore; North Bay, the district city, serves the lake from the northwest.





THE ISLAND

One Island, Entirely Private

Northwoods Island spans 1.2 acres of Lake Nosbonsing, its interior professionally landscaped and trailed beneath mature pine and birch. There are no neighbours on the island and no shared shoreline — every path, lawn and dock on it belongs to the one property.

THE SETTING

On Lake Nosbonsing

The island sits in the lake's western half, a short hop from the mainland shore in East Ferris. The listing places it in the Lake Nosbonsing corridor, known for its fishing — open water in summer, and a four-season landscape the cottage is built to use year-round.

THE COTTAGE

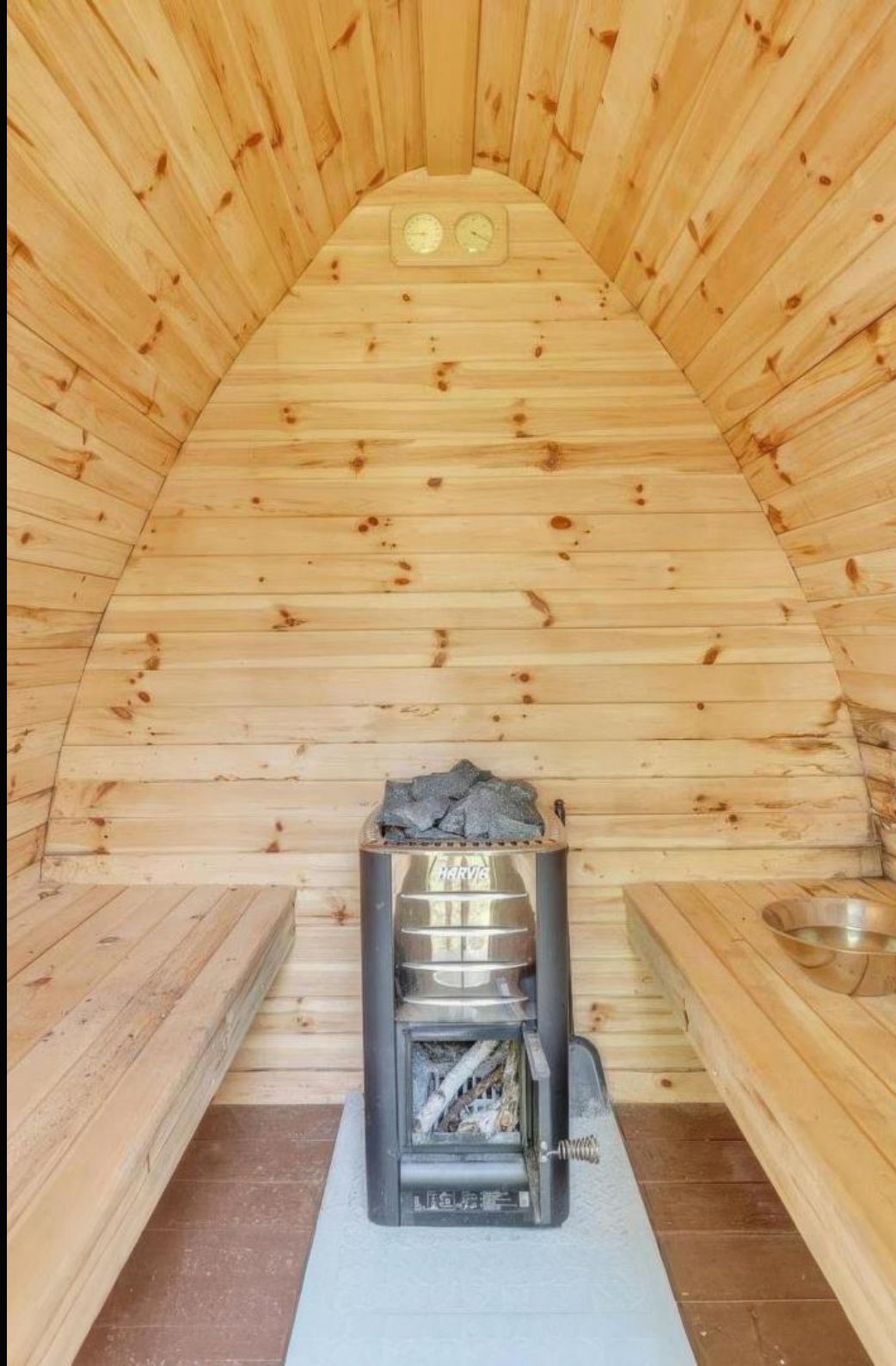
Four Bedrooms, One Great Room

The remodelled cottage runs to about 1,400 sq. ft. in an open-concept layout: four bedrooms, all above grade, a kitchen with a built-in coffee and wine bar, and a main living space anchored by a granite fireplace with a WETT-certified wood-burning insert. A four-season sunroom, 7 ft 4 in by 31 ft, is the home's primary lounge, wrapped in lake views.

FOUR SEASONS

Winterised, On Grid Power

This is no seasonal camp. A submarine hydro cable ties the island to the mainland grid, backed by a generator; an electric heat pump heats and cools, lake water is drawn and treated, and sewage runs to a holding tank. Outside: a custom wood-burning sauna, a new two-level storage shed and a wood foundation and pier system built for longevity.





LAND AND WATER

Two Docks, One Sandy Beach

The perimeter is engineered for the lakefront life. Two private docks are linked by a system of boardwalks, and a floating swim platform reaches the deep water. A rare sandy beach gives a gentle entry for swimming and sunbathing, while the landscaped interior is crossed by trails — every side of the island is usable shore.

KNOWN FOR

Four-season, turn-key comfort on grid power — a winterised island cottage on submarine hydro, a short boat ride from the mainland shore.

SUMMER HIGH 77°F • WINTER LOW 3°F



BY BOAT

A Short Hop from Shore

Northwoods is a boat island, but barely: it lies less than 200 feet off the mainland shore at the end of Northwoods Drive in East Ferris, close enough that its power arrives by submarine cable. The mainland launch at Big Moose Beach, about a mile northwest, is a five-minute boat ride per the listing's MLS copy.

THE GATEWAY

Astorville & North Bay

Astorville, the lake's western-tip community, is 2 miles southwest; Bonfield sits 5 miles east at the lake's outflow. North Bay, the Nipissing District city 13 miles northwest, is the service centre for the lake — the standard run is North Bay, the East Ferris shore, and a few minutes by boat.

DISTANCES — STRAIGHT LINE

Big Moose Beach 1 mi · Astorville 2 mi · Bonfield 5 mi

ONE ISLAND • 1.2 ACRES • FOUR SEASONS • FREEHOLD

LOCATION

On the Map

LAKE NOSBONSING • NIPISSING DISTRICT, ONTARIO

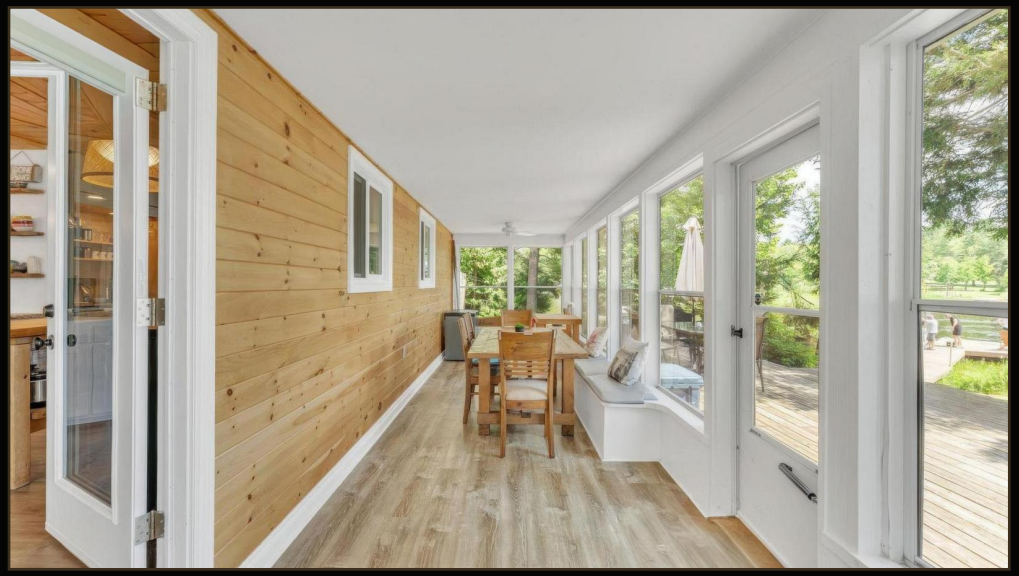


GALLERY

The Estate in Frames



The sunroom and its stepped decks



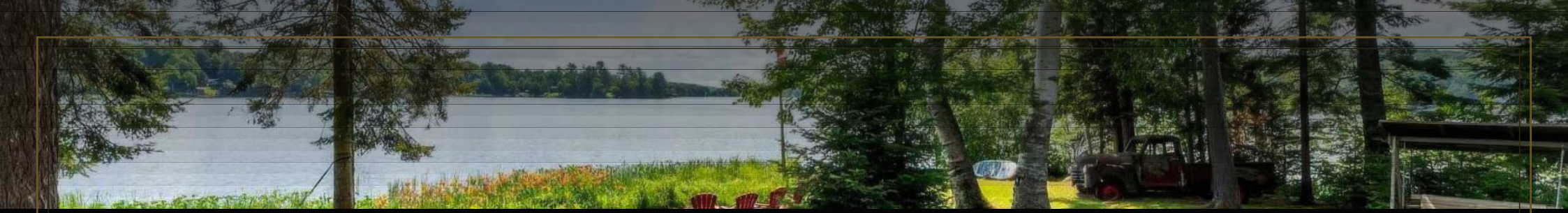
Along the 31-foot sunroom



A pine-panelled bedroom



The shore lawn, hammock and fire pit



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

NORTHWOODS ISLAND

LAKE NOSBONSING, ONTARIO, 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/ontario/northern-ontario/northwoods-island

info@privateislandsinc.com

www.privateislandsonline.com