PRIVATE ISLANDS INC.

STRAWBERRY ISLAND

LAKE SIMCOE, ONTARIO



26 ACRES · FREEHOLD

MAINLAND LOT INCLUDED

44.552°N 79.337°W

ELEVATION — SUMMIT 742 FT



THE ESTATE

At a Glance

LOCATION	Lake Simcoe, Ontario
TITLE	Freehold
LAND AREA	26 acres
MAINLAND LOT	80 × 303 ft
ZONING	Rural
SUMMIT	742 ft

ACRES OF LIVING HISTORY

An Indigenous gathering place, a Victorian-era resort and the retreat that hosted Pope John Paul II in 2002.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
26 acres

TITLE
Freehold

WATERS
Lake Simcoe

MAINLAND LOT
80 × 303 ft

SUMMIT
742 ft

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REGION — ONTARIO

Lake Simcoe is cottage country within easy reach of Toronto — a large, island-dotted lake between the Greater Toronto Area and Georgian Bay. Its islands carry resort history and shoreline communities, and freehold whole islands of this size seldom reach the open market.





THE ISLAND

A Living History

Strawberry Island has been a vital Indigenous gathering place, a grand Victorian-era resort, and most recently a serene spiritual retreat that hosted Pope John Paul II in 2002. Few Ontario properties carry a past this layered — the listing calls it a living history, and the island still reads that way.

THE CANVAS

Room to Reimagine

The island is partially developed, with minimal existing structural footprints across its 26 acres and predominantly Rural zoning. All existing outbuildings and docking facilities are included — a canvas primed to restore its resort-era role or to hold as a discrete family estate.

THE WOODS

Mature Timber and Trails

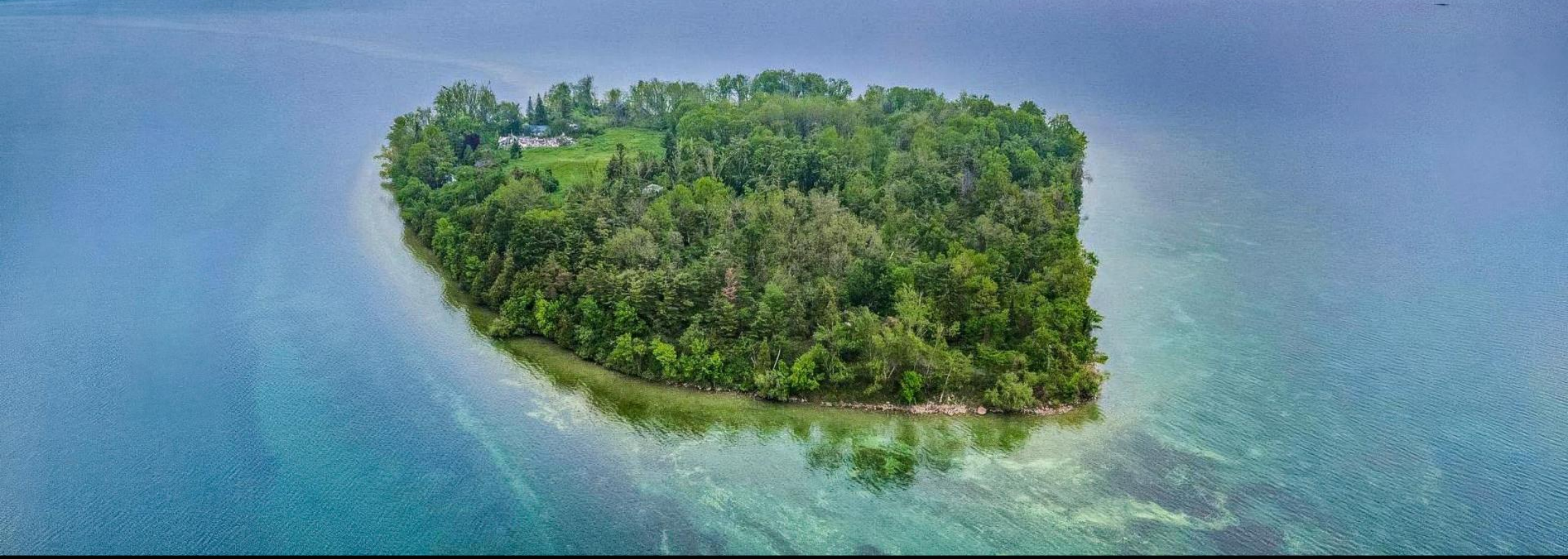
The interior is lush and wooded, with mature timber and peaceful trails made for four-season exploration — fall colour, frozen winter panoramas, and total quiet a short distance from the mainland shore.

THE WATER

Views in Every Direction

The topography opens 360-degree views over Lake Simcoe's calm waters. The shoreline is varied — rugged natural stretches alongside established docking points — suiting photography, nature observation and fireside evenings alike.





LAND AND WATER

Wooded Interior, Open Water

Twenty-six acres of mature woodland ringed by Lake Simcoe: a varied natural shoreline, established docking points, and clear shallows falling away to open water. In winter the lake freezes into broad white panoramas; in summer the island sits green and private in one of Ontario's best-known recreational lakes.

KNOWN FOR

History — an Indigenous gathering place turned Victorian resort and papal retreat, on 26 acres of Lake Simcoe.

SUMMER HIGH 79°F · WINTER LOW 10°F



BY WATER

The Mainland Lot

The offering includes a mainland lot at 4123 Glen Cedar Drive — 80 by 303 feet with direct canal access through Marina Del Rey, 1.8 miles straight-line from the island. Docking, parking and transit stay seamless year-round: the dual-access configuration solves the usual logistics of island ownership.

THE GATEWAY

North of the GTA

Orillia, the Lake Simcoe service city, lies 5.4 miles northwest of the island, with Barrie 21 miles southwest. Toronto Pearson International Airport is 62 miles straight-line — the island pairs genuine seclusion with a straightforward run from the Greater Toronto Area. The island itself has electricity available and an established septic system.

DISTANCES — STRAIGHT LINE

4123 Glen Cedar Drive 1.8 mi · Orillia 5 mi · Brechin 8 mi · Barrie 21 mi

ONE ISLAND • ONE MAINLAND LOT • 26 ACRES

LOCATION

On the Map

LAKE SIMCOE • ONTARIO, CANADA



GALLERY

The Estate in Frames



Autumn woods at the western point



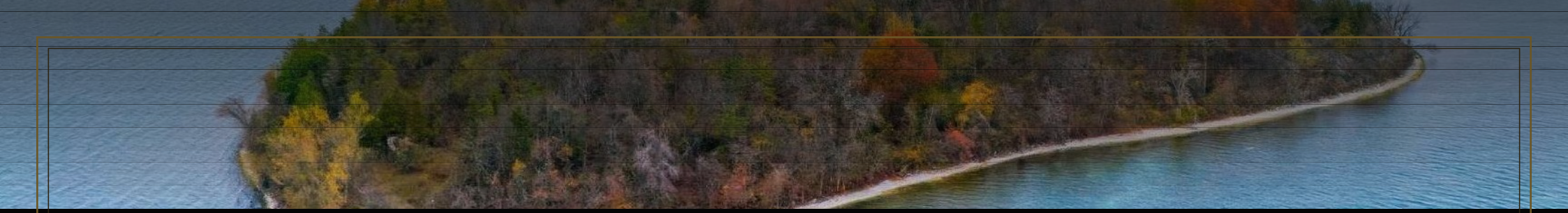
The dock on the south shore in autumn



Clear shallows off the south shore



The clearing, buildings and small harbour



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

STRAWBERRY ISLAND

LAKE SIMCOE, ONTARIO

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/strawberry-island-ontario

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