PRIVATE ISLANDS INC.

BUTTERNUT ISLAND

OTTAWA RIVER, ONTARIO



22.5 ACRES · FREEHOLD

SANDY BEACH · UNDEVELOPED

45.761°N 76.787°W

ELEVATION — HILLTOP 352 FT



THE ESTATE

At a Glance

LOCATION	Ottawa River, Ontario
TITLE	Freehold
LAND AREA	22.5 acres
SHORELINE	Sandy beach
ZONING	Open Space (OS)
HILLTOP	352 ft

ACRES OF RIVER ISLAND

Wooded, undeveloped and entirely private — a sandy beach, high ground for building, and park islands for neighbours.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
22.5 acres

TITLE
Freehold

HILLTOP
352 ft

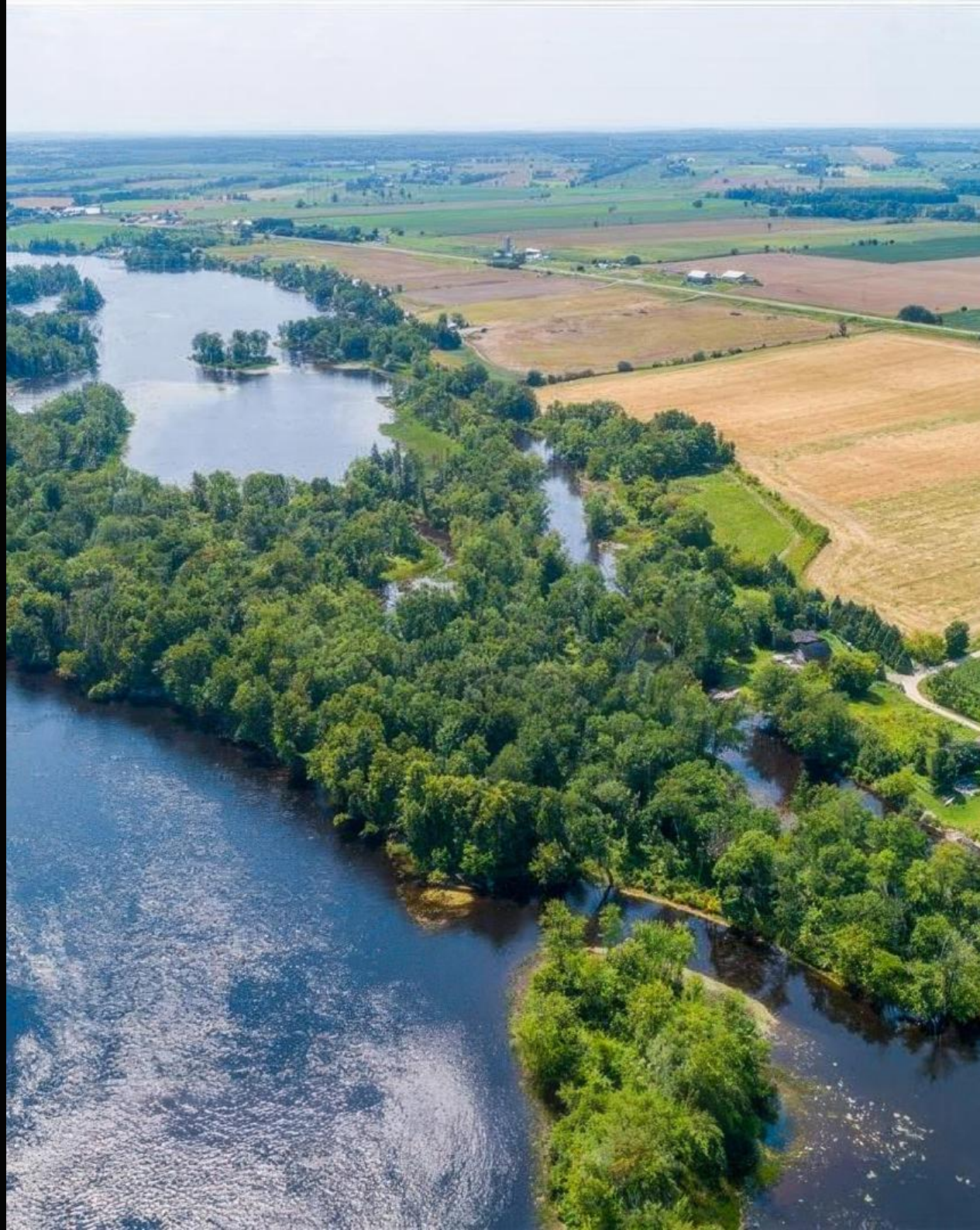
WATERS
Ottawa River

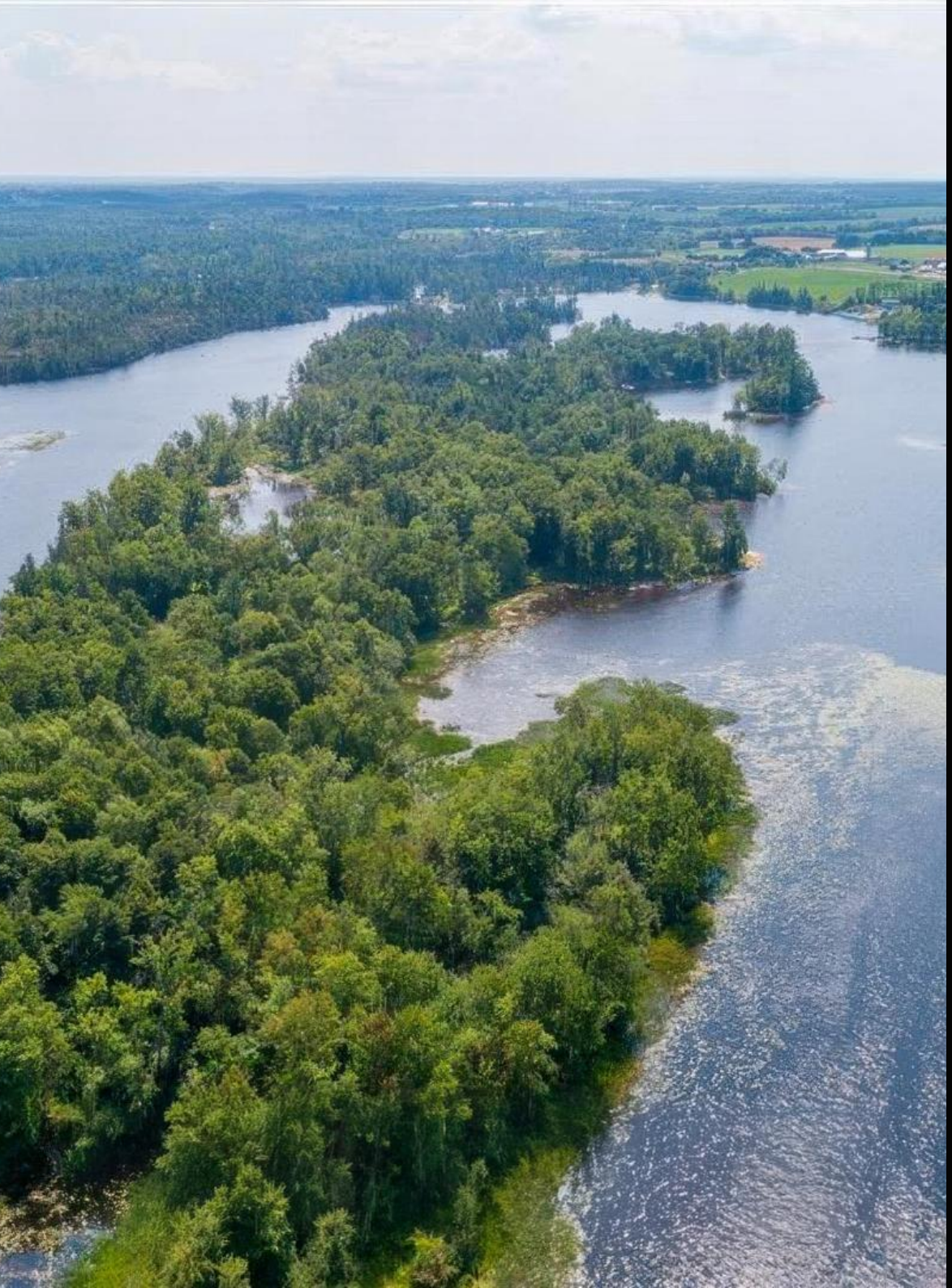
ACCESS
Boat from La Passe

www.privateislandsonline.com/canada/ontario/eastern-ontario/butternut-island

REGION — ONTARIO

Ontario's recreational islands sit outside Canada's federal foreign-buyer ban, and ownership is typically fee simple; non-resident buyers should note Ontario's 25% Non-Resident Speculation Tax and the federal Underused Housing Tax. The Ottawa River corridor mixes working farmland, Crown shoreline and protected park islands.





THE ISLAND

A River Sanctuary

Butternut Island is 22.5 acres of raw, wooded river land in a remarkably serene corridor of the Ottawa River. Protected provincial park lands lie to the south and undeveloped shoreline runs on every side — a bastion of silence within comfortable reach of the nation's capital.

THE CANVAS

High Ground, Open Plans

The island is undeveloped, with multiple high-ground areas where a future lodge and cabins could stand. The land is zoned Open Space (OS) under the County of Renfrew Official Plan; residential use would proceed by rezoning to a Waterfront Vicinity holding zone, with the standard island studies — flood limits, safe building envelopes, emergency access — confirmed along the way.

THE BEACH

Sand, Not Rock

The standout feature is a sandy beach with a gentle, inviting entry into the clean waters of the Ottawa River — swimming and wading at the door. This reach is renowned for superb fishing and recreational boating, yet stays peaceful enough to support a diverse array of wildlife.

TWO SPEEDS OF RIVER

Stillness, Then Whitewater

Life here runs at the river's quiet pace — until it doesn't. World-class whitewater rapids lie just a short boat ride downriver, a rare pairing of total stillness and high-adrenaline adventure from the same shoreline.





LAND AND WATER

An Island Shoreline

Wooded high ground, an interior pond, and a sandy beach on clean river water. The Ottawa River here is at once the island's road, its fishery and its horizon — superb fishing and boating off the beach, and protected park islands scattered through the reach.

KNOWN FOR

A sandy beach and 22.5 undeveloped acres on a quiet reach of the Ottawa River — stillness at home, world-class whitewater just downriver.

SUMMER HIGH 79°F · WINTER LOW 7°F



BY WATER

The Boat from La Passe

Access is a simple, scenic boat transit from the public launch at La Passe, 4.0 miles straight-line upriver. The island is off-grid by nature, ideally suited to high-efficiency solar arrays and river-water filtration.

THE GATEWAY

Pembroke & the Capital

Pembroke, 16 miles straight-line to the northwest, puts professional builders, marine contractors and essential supplies within a convenient 30-minute reach by road. Ottawa lies 58 miles straight-line to the southeast — close enough for a weekend, far enough for silence.

DISTANCES — STRAIGHT LINE

Beachburg 3.8 mi · La Passe 4.0 mi · Pembroke 16 mi

SANDY BEACH • OFF-GRID READY • WHITEWATER DOWNRIVER

LOCATION

On the Map

OTTAWA RIVER • RENFREW COUNTY, ONTARIO



GALLERY

The Estate in Frames



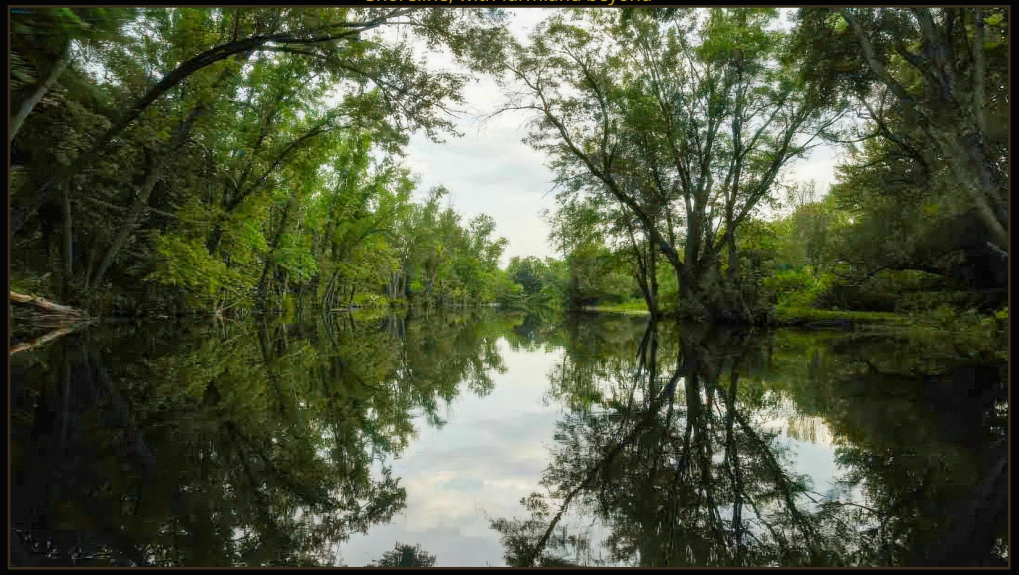
Sand and open water on the reach



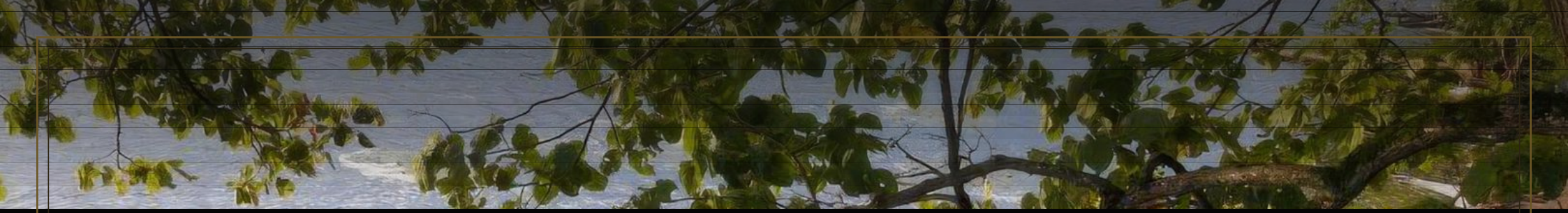
Shoreline, with farmland beyond



Through the trees to the current



A still backwater off the channel



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BUTTERNUT ISLAND

OTTAWA RIVER, 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.

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