PRIVATE ISLANDS INC.

1 ISLAND A

WEST ARM, LAKE NIPISSING, ONTARIO



2+ ACRES · FREEHOLD

1,700 FT OF WATER FRONTAGE

46.281°N 80.373°W

ELEVATION — SUMMIT 657 FT



THE ESTATE

At a Glance

LOCATION	West Arm, Lake Nipissing
TITLE	Freehold
LAND AREA	2+ acres
FRONTAGE	1,700 ft
RESIDENCE	1,400 sq ft bungalow
SUMMIT	657 ft

FEET OF WATER FRONTAGE

Sheltered bays, prominent points and granite outcroppings — a shoreline that keeps turning, with three docks already in place.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
2+ acres

TITLE
Freehold

SUMMIT
657 ft

WATERS
Lake Nipissing

NEAREST TOWN
St. Charles

www.privateislandsonline.com/canada/ontario/northern-ontario/1-island-a

REGION — NORTHERN ONTARIO

Lake Nipissing is one of Ontario's great Shield lakes, and its West Arm is a sheltered, island-strewn reach on the lake's south-west side. Granite, white pine and quiet bays define the country — freehold cottage islands an hour south of Sudbury, in the heart of Northern Ontario.





THE ISLAND

Pines, Granite and Quiet Water

1 Island A offers a rare combination of rugged northern beauty and logistical convenience. Situated in the sought-after West Arm of Lake Nipissing, this 2+ acre private retreat is characterised by its dramatic shoreline — sheltered bays and prominent points on the solid bedrock of the Canadian Shield, heavily forested with towering white and red pines.

THE SETTING

A Family Legacy

Whether envisioned as a private family compound, a potential multi-lot split for relatives, or a unique business opportunity, the island provides a versatile foundation for a life lived on the water — substantial enough for complete privacy, yet manageable for a single family or a small collective of owners.

THE BUNGALOW

One Level on Solid Bedrock

The residence is a well-maintained, 1,400-square-foot bungalow built directly on solid bedrock. The one-level layout includes three bedrooms and one bathroom, designed for easy maintenance and accessibility. Insulated walls and ceilings ensure comfort through the shoulder seasons, heated by a traditional wood stove, capped with a durable steel roof and sold fully furnished.

THE BUILDINGS

Boathouse, Shed and Three Docks

Additional buildings include a functional boathouse and a storage shed, providing ample space for watercraft and gear. The island is equipped with 100-amp electrical service and a gravity-fed sewer system, and three separate docks are already in place for boats and guests.





LAND AND WATER

Coves and Granite Outcroppings

With over 1,700 feet of water frontage, the island offers a dynamic landscape of private coves and granite outcroppings. The surrounding waters of Lake Nipissing are renowned for world-class fishing and expansive boating, while the island's natural elevation gives scenic vistas across the West Arm and the mature pine canopy a deep sense of seclusion.

KNOWN FOR

Turnkey Shield country — a furnished bedrock bungalow, boathouse and three docks on 1,700 feet of West Arm shoreline.

SUMMER HIGH 76°F • WINTER LOW 3°F



BY BOAT

Three Minutes from the Mainland

A standout feature is the included shared mainland parcel, which provides dedicated parking and docking — the short 3-minute boat ride to the island is always convenient and secure. Three separate docks are already in place on the island, well configured for multiple vessels or guest arrivals.

THE GATEWAY

South of Sudbury

The mainland shore community of West Arm lies 3 miles west, with St. Charles 6 miles north-west and Monetville 8 miles south. Sudbury — big-box stores and professional services, per the listing — is less than an hour's drive north of the mainland parking area, with regional air connections beyond.

DISTANCES — STRAIGHT LINE

West Arm 3 mi · St. Charles 6 mi · Monetville 8 mi

ONE ISLAND • 2+ ACRES • 1,700 FT OF FRONTAGE • FREEHOLD

LOCATION

On the Map

WEST ARM • LAKE NIPISSING, ONTARIO



GALLERY

The Estate in Frames



Inside the boathouse



A pine-panelled bedroom



The cottage, dock and boathouse from above



The cottage and boathouse on the south shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

1 ISLAND A

WEST ARM, LAKE NIPISSING, 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/1-island-a

info@privateislandsinc.com

www.privateislandsonline.com