PRIVATE ISLANDS INC.

RABBIT ISLAND

LAKE HURON, ONTARIO

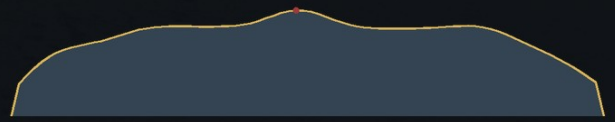


32 ACRES · FREEHOLD

OLIPHANT FISHING ISLANDS

44.735°N 81.297°W

ELEVATION — SUMMIT 598 FT



THE ESTATE

At a Glance

LOCATION	Lake Huron, Ontario
TITLE	Freehold
LAND AREA	32 acres
ZONING	R2 Residential + EH
STRUCTURES	Historic rustic cabin
SUMMIT	598 ft

ACRES OF FRESHWATER ISLAND

Thirty-two freehold acres in the Oliphant Fishing Islands — a scale of private island territory the Bruce Peninsula shoreline seldom offers.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
32 acres

TITLE
Freehold

SUMMIT
598 ft

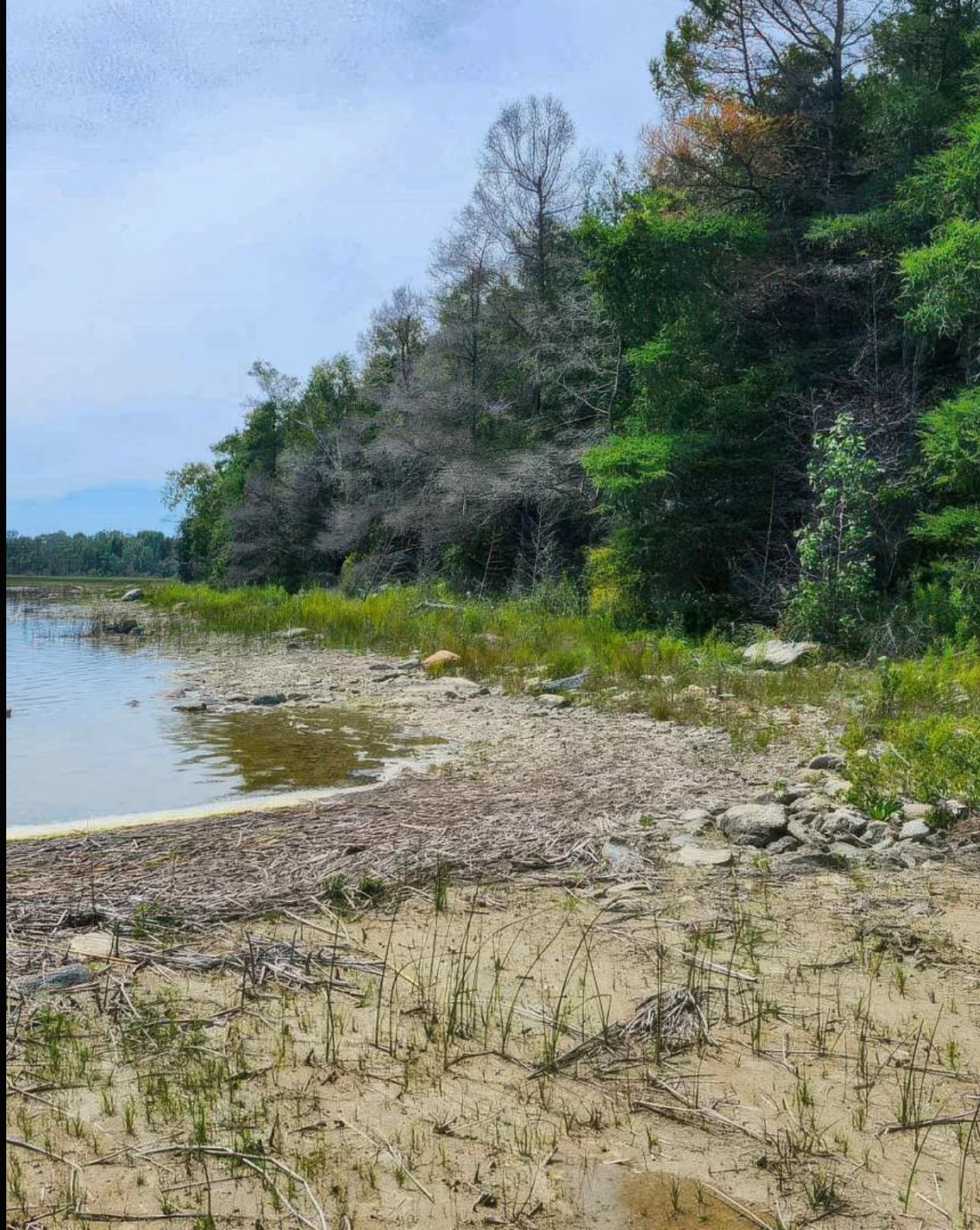
WATERS
Lake Huron

ZONING
R2 + EH

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REGION — ONTARIO

Ontario's Lake Huron shore is Canada's classic freshwater island country, and the South Bruce Peninsula is its quieter end — a limestone spine between Georgian Bay and the open lake. Islands here are held freehold, the water fresh and clear, the season ruled by long summer evenings.





THE ISLAND

A Domain of One's Own

Rabbit Island spreads across 32 acres of the Oliphant Fishing Islands, a low archipelago of channels and shallows off the Bruce Peninsula's Lake Huron shore. Forest, rolling meadow and tranquil wetland divide the interior between them, and the listing frames the result plainly: a profound sense of isolation, and long nature walks through ecosystems that run from dry, elevated ground to lush, protected wetland.

THE CABIN

A Historic Footprint

An original rustic cabin stands on the island, its footprint under 700 square feet — a reminder of the island's history rather than its future. The listing's real proposition is the ground itself: restore the cabin, or plan a new off-grid retreat on land that has stayed essentially natural.

THE ZONING

Room to Reimagine

The island carries R2 (Residential) and EH (Environmental Hazard) zoning — a combination the listing calls a clear pathway for residential development that is rare for islands of this scale, provided the ecological integrity of the land is respected as the vision is drawn.

THE CLEAN SLATE

Off-Grid, From Scratch

There are no active bathrooms and no modernised utilities: the property is, in the listing's own words, a clean slate for sustainable off-grid infrastructure. What a buyer builds — power, water, waste — starts from first principles, on their own terms.





LAND AND WATER

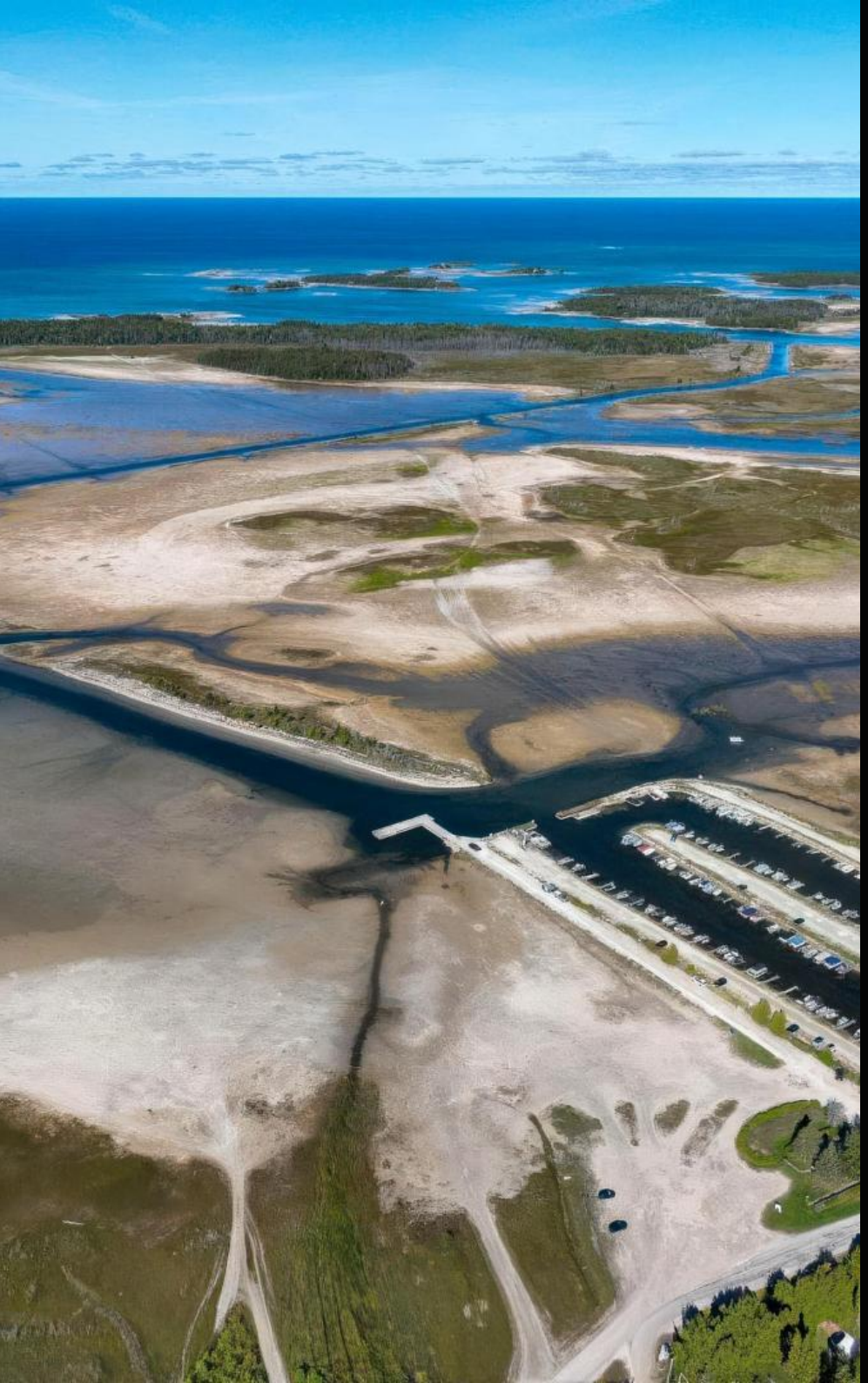
Forest, Meadow, Marsh

Wooded ground, rolling meadow and protected marsh alternate across the island, so the shoreline keeps changing character — sand flats, reed beds and tree-lined banks in turn. The surrounding Lake Huron water is clear and shallow, the water the listing credits for the area's sailing, kiteboarding and paddling, and the interior runs from dry elevated ground to lush wetland.

KNOWN FOR

Scale and zoning — 32 freehold acres with R2 residential zoning in the clear, shallow waters of the Oliphant Fishing Islands.

JULY HIGH ±75°F · JANUARY LOW ±14°F



BY WATER

The Boat from Oliphant

Rabbit Island is reached only by water. The listing puts the run from Oliphant Marina as brief and scenic — across the sheltered shallows and the dredged channel that links Oliphant Beach to the Fishing Islands, close enough for easy supply runs, far enough to keep the mainland at a distance.

THE GATEWAY

Wiarton, Sauble & Beyond

Oliphant itself sits on the South Bruce Peninsula shore, with Wiarton about eight miles inland and the long sand of Sauble Beach a similar distance south. Toronto Pearson International Airport lies roughly 110 miles straight-line to the southeast, the international gateway for the Bruce.

DISTANCES — STRAIGHT LINE

Oliphant 1 mi · Wiarton 8 mi · Sauble Beach 7 mi · Toronto Pearson Int'l 110 mi

ONE ISLAND • ONE TITLE • 32 ACRES

LOCATION

On the Map

OLIPHANT FISHING ISLANDS • SOUTH BRUCE PENINSULA, ONTARIO

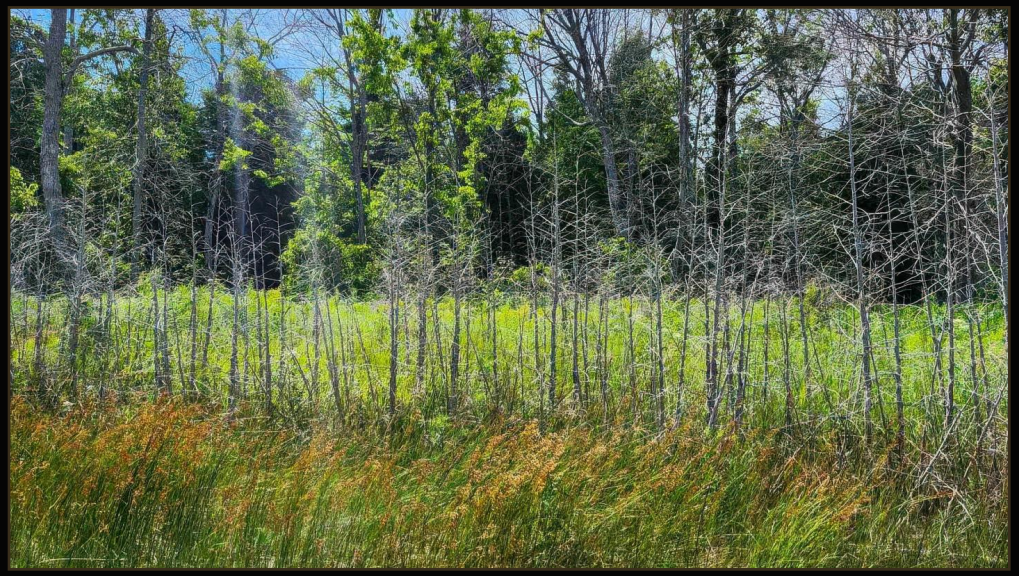


GALLERY

The Estate in Frames



The sandy shore at water level



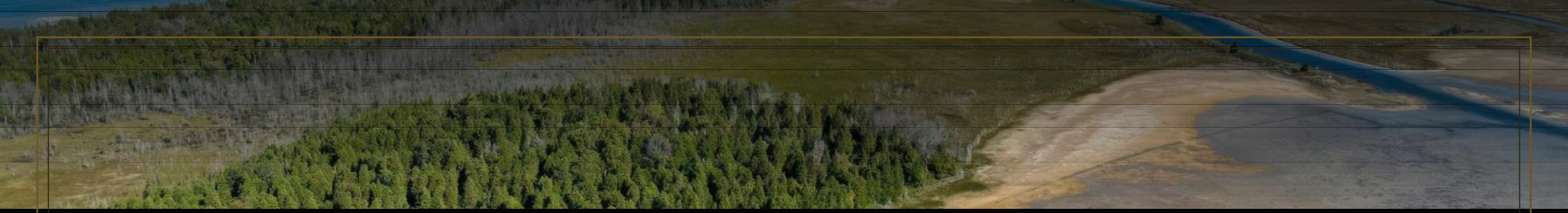
Meadow giving way to young forest



Along the shoreline track



Channels through the Fishing Islands



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

RABBIT ISLAND

LAKE HURON, 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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