PRIVATE ISLANDS INC.

# BROWN ISLAND

SOYERS LAKE, ONTARIO




## 7 ACRES · FREEHOLD

## 2,900+ FT OF SHORELINE

45.019°N 78.606°W

ON THE ISLAND

CUSTOM 3-BEDROOM HOME

SCREENED MUSKOKA ROOM

PRIVATE DOCK

THE ESTATE

# At a Glance

| | |
|---|---|
| LOCATION | Soyers Lake, Ontario |
| TITLE | Freehold |
| LAND AREA | 7 acres |
| SHORELINE | 2,900+ ft |
| RESIDENCE | 3-bed custom home |
| PARCELS | Two |

## 2,900+ FEET OF SHORELINE

Over 2,900 feet of shoreline, with deep and shallow access, sunrise and sunset water, and a panorama from every vantage point.

## ISLAND VITALS

**PRICE**
NOT PRINTED

**ACREAGE**
7 acres

**TITLE**
Freehold

**SHORELINE**
2,900+ ft

**WATERS**
Soyers Lake

**RESIDENCE**
3 bedrooms

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## REGION — ONTARIO

Ontario's Haliburton Highlands are classic Canadian Shield cottage country — granite, pine and clear lakes north of Toronto. Island ownership here is typically freehold, and recreational islands outside the big metropolitan areas remain open to buyers from anywhere, under the province's own tax rules.





THE ISLAND

## One of Haliburton's Few

Brown Island is one of the few private islands in the entire Haliburton region — seven acres of wooded Shield country on Soyers Lake, held in two parcels. Sunrise opens over the water at one end of the island; sunset closes the day at the other.

THE GROUND

## Wooded, Flat and Rolling

The topography runs flat and rolling under mature forest, and the shoreline turns through more than 2,900 feet of clean waterfront — a postcard panorama, as the listing puts it, from every vantage point on the island.

THE HOME

# A Custom Three-Bedroom Home

At the heart of the island sits a custom-designed bungalow of 1,500 to 2,000 square feet and twelve rooms. The open-concept living space is wrapped in walls of windows framing the lake and anchored by a woodstove, with a screened-in Muskoka Room alongside for long evenings over the water.

THE SUITES

# Room for Generations

Three bedrooms include a main-floor primary suite with a large walk-in closet. Electric forced-air heating, a drilled well and a fully approved septic system keep the island comfortable and self-contained — a turn-key retreat made for multi-generational use.





LAND AND WATER

# Deep and Shallow Water

Over 2,900 feet of shoreline gives the island both clean deep-water and shallow access points, served by private docking infrastructure. The water is the island's only road — a buffer of privacy that holds from the first sunrise over the shimmering lake to the last fiery light of evening.

KNOWN FOR

Privacy — one of Haliburton's few private islands: seven wooded acres, over 2,900 feet of shoreline and water-only access on Soyers Lake.

SUMMER HIGH 78°F · WINTER LOW 3°F



BY WATER

## Water-Only Access

There is no road to Brown Island. Arrival is by boat to the island's private dock, and that short crossing is what guarantees the privacy — every visitor, every supply and every departure travels over the water of Soyers Lake.

THE GATEWAYS

## Haliburton & Minden

The village of Haliburton lies 5.1 miles straight-line to the northeast and Minden 8.7 miles to the southwest — the two service towns of the Highlands. Toronto is 102 miles south, its international airport the natural arrival point for buyers from farther afield.

**DISTANCES — STRAIGHT LINE**

Haliburton 5 mi · Minden 9 mi · Toronto Pearson Intl 106 mi

ONE ISLAND • TWO PARCELS • 2,900+ FT OF SHORELINE

LOCATION

# On the Map

SOYERS LAKE • HALIBURTON HIGHLANDS, ONTARIO



GALLERY

# The Estate in Frames



The island from above



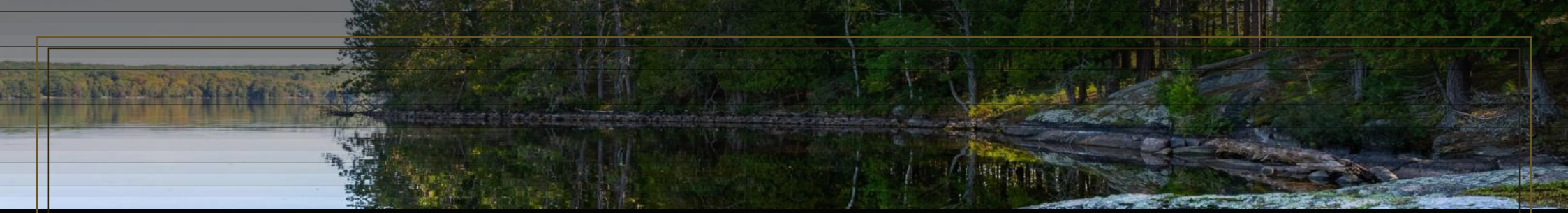
Rock shore on the lake



The screened Muskoka Room



The primary suite



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

# BROWN ISLAND

SOYERS LAKE, 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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