

Maple Island

TUSKET RIVER - NOVA SCOTIA - CANADA

Maple Island is a bespoke 35.25-acre private island sanctuary on Nova Scotia's Tusket River - a self-contained wilderness retreat pairing rugged Atlantic frontage with handcrafted comfort. At its heart stands a shipwright-built post-and-beam cottage from 2003: 1,981 square feet of open-concept living with soaring ceilings, three wood stoves, and water views from nearly every window. A character-filled 400-square-foot bunkhouse, 6,700 feet of oceanfront, and a private mainland wharf parcel in Argyle complete an estate that is entirely off-grid - and entirely effortless.

CAD 1,675,000

35.25 ACRES - SHIPWRIGHT-BUILT COTTAGE - MAINLAND WHARF INCLUDED - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 1,675,000
LOCATION	Tusket River, Nova Scotia, Canada
ACREAGE	35.25 acres
MAIN COTTAGE	2003 post-and-beam, 1,981 sq ft, 3 bed / 2 bath
BUNKHOUSE	400 sq ft, bunk beds, kitchenette, wood stove
INTERIORS	Soaring ceilings, skylights, French doors, veranda
SHORELINE	6,700 ft of oceanfront
MAINLAND	Wharf parcel + staging lot, Argyle
TRANSIT	5-min protected boat ride to the island
OFF-GRID	Generator, gravity-fed dug well, approved septic
TENURE	Freehold
STATUS	Available

ISLAND + MAINLAND

Two parcels, one offering: the 35.25-acre island plus the mainland wharf parcel in Argyle - dock your boat, park your vehicles, store your gear, then cross to the island in a short, protected five-minute transit. The logistics are solved; the island is pure escape.

ISLAND VITALS

REGION	SHORELINE
Tusket River, Nova Scotia	6,700 ft oceanfront
WATERS	POSITION
Tusket River / Atlantic	Undisclosed - shared on signup





THE ISLAND

A Private Sanctuary

Maple Island is the ultimate retreat for the nature enthusiast or legacy property collector. Seals sunbathe along the rocky shores, eagles nest in the old-growth forest, and wild roses and edible mushrooms dot roughly thirty-five acres of untamed maritime landscape. Secluded beaches and deep-water ocean surround a wilderness haven that feels a world away - yet sits just ten minutes from Yarmouth.

CRAFTSMANSHIP

Shipwright Built

The 2003 post-and-beam cottage was handcrafted by a renowned shipwright, and it shows in every joint. Three wood-burning stoves anchor 1,981 square feet of open-concept living with soaring ceilings and skylights, granite and butcher-block counters, custom cabinetry, and marble tile. Hand-built wooden French doors with transoms open onto a screened wraparound veranda, and a catwalk leads to a cozy lofted bonus space. Fully furnished, with a new metal roof installed in 2022.

RESIDENCES

Cottage & Bunkhouse

The Main Cottage (2003) offers 1,981 sq ft with 3 bedrooms and 2 bathrooms, designed so the water is visible from nearly every window. The Bunkhouse sits a short stroll down a wooded path: 400 square feet of character with bunk beds, a kitchenette, and its own wood stove - a guest house or the kids' private domain.

LANDSCAPE

Shores & Verandas

The verandas are an extension of the living space: screened, wraparound, and tuned for indoor-outdoor living through the maritime seasons. Outside, the perimeter mixes traversable granite shoreline with secluded beaches - natural harbors and ideal launching points for ocean exploration.





TERRAIN

Land and Water

The geographic profile of Maple Island is extraordinary: over 6,700 feet of continuous, dynamic oceanfront. The perimeter alternates between traversable granite shoreline and tranquil hidden beaches, with natural harbors for safe mooring and endless navigational options - deep-water fishing excursions one day, quiet paddling in the island's immediate waters the next. The commanding position delivers panoramic harbor and ocean views from every angle.

KNOWN FOR

Maple Island is the shipwright's island - a 2003 post-and-beam cottage hand-built by a renowned shipwright on a 35.25-acre private island, sold with its own mainland wharf parcel in Argyle so the journey here is as thoughtful as the arrival.



ACCESS AND UTILITIES

The Mainland Connection

The included mainland wharf parcel in Argyle is the estate's logistical masterstroke: a secure base to dock the boat, park vehicles, and stage supplies before the short, protected five-minute transit. On the island, generator power, a gravity-fed dug well, and an approved septic system deliver complete off-grid self-sufficiency.

LIFESTYLE AND VALUE

A Legacy Acquisition

An elite legacy acquisition for the Nova Scotia coast: vast acreage, a massive oceanfront perimeter, and handcrafted residential infrastructure executed without compromise. Absolute off-grid privacy - without sacrificing accessibility.

THE REGION

Nova Scotia, Canada

Canada offers fee-simple island ownership with clear, registered title. Under the 2026 extension of the Foreign Buyer Ban, non-residents are prohibited from buying "residential property" - a measure aimed at urban housing; recreational island purchases sit outside its intent, though local legal guidance is always advised.

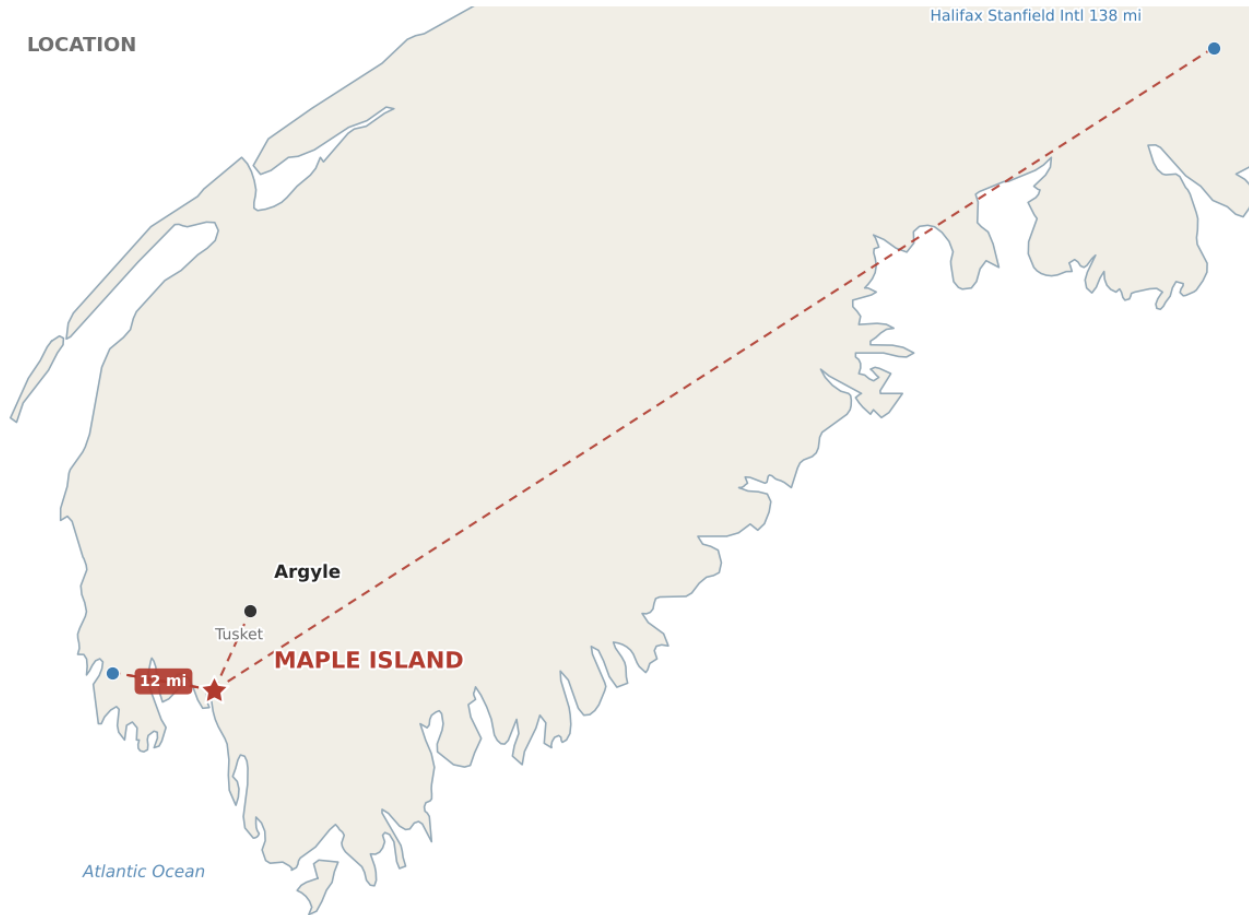
35.25 ACRES - 6,700 FT OCEANFRONT - 5 MIN MAINLAND TRANSIT

LOCATION

On the Map

TUSKET RIVER - NOVA SCOTIA - CANADA

LOCATION



Straight-line distances, approximate • Coastline: Natural Earth

MAPLE ISLAND

Tusket River, Nova Scotia • island location approximate

DISTANCES

Argyle	10 mi
Yarmouth	12 mi
Yarmouth International	12 mi
Halifax Stanfield Intl	138 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	71°F
Winter low (Feb avg)	21°F

ACCESS

5-min protected transit from mainland wharf parcel

Private wharf + staging lot in Argyle included

~10 min from Yarmouth, off-grid self-sufficiency

Island pin is approximate — exact location disclosed to qualified buyers.
Straight-line distances, approximate.
Sources: Environment Canada climate normals (Yarmouth),
mapcarta/OSM, Natural Earth coastline.

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

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CAD 1,675,000

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