



Great Bay Island

LAC DES GRANDES BAIES • NOMININGUE, QUÉBEC

Great Bay Island is a 54.7-acre private island on Lac des Grandes Baies in Québec's Laurentians — a freehold, off-grid-ready retreat that pairs the island with its own mainland lakefront parcel. Arrive by motorized boat, live in total autonomy among mixed forest and rugged shoreline, and shape a two-shore estate from nothing: the island for living, the mainland for staging.

CAD 1,495,000

54.7 ACRES • FREEHOLD • LAURENTIANS • LAKE ISLAND

THE ESTATE

At a Glance

PRICE	CAD 1,495,000
LOCATION	Lac des Grandes Baies, Nomingue, Québec
ACREAGE	54.70 acres
TENURE	Freehold island parcel
SETTING	Semi-private island + dedicated mainland lakefront access
DEVELOPMENT	Undeveloped — high-end off-grid ready
ACCESS	Motorized boat; mainland staging parcel included
ZONING	Residential
VIEWES	Panoramic lake and mountain views
WATER ACTIVITIES	Swimming, fishing, boating — pristine, deep water
GOLF	Nomingue Golf Course, 15 minutes
STATUS	Available

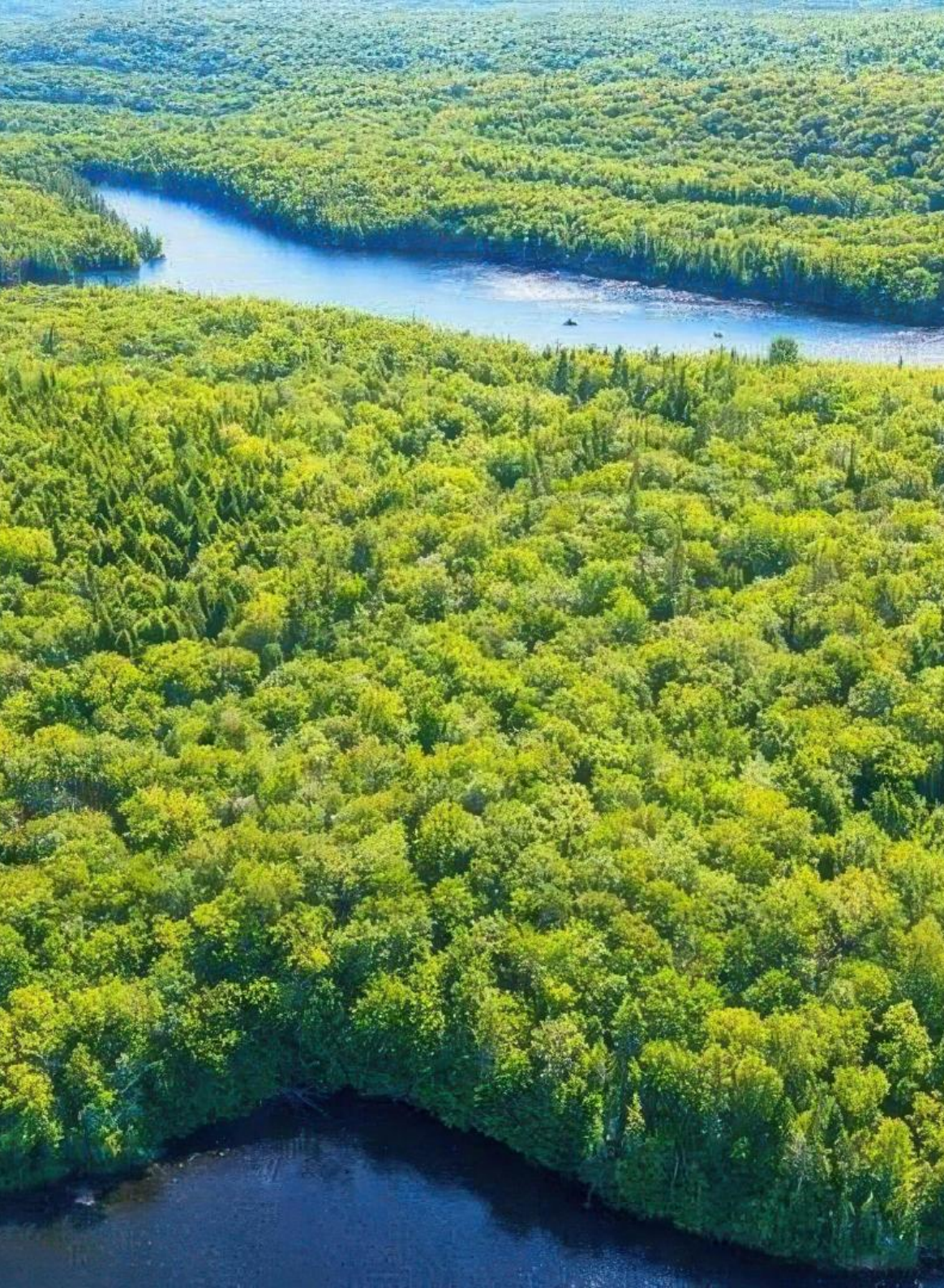
AN ISLAND, PLUS ITS OWN MAINLAND

Great Bay Island is two assets in one: a 54.7-acre forested island and a dedicated mainland lakefront parcel that serves as a permanent staging area. Guests, builders, and boats land on your own shoreline — the island stays untouched, private, and entirely yours.

ISLAND VITALS

ACREAGE	COORDS
54.7 acres	46.37°N, 75.11°W (approx.)
WATERS	CLIMATE
Lac des Grandes Baies	74°F / 4°F avg
WATER TEMP	SETTING
60–65°F summer	Laurentians, Québec





THE ISLAND

54 Acres of Laurentian Wilderness

Great Bay Island rises from the deep, clear water of Lac des Grandes Baies — 54.7 acres of mixed Laurentian forest, rugged shoreline, and panoramic views to the mountains beyond. It is a semi-private retreat on a celebrated lake system, far enough from the mainland to feel like another world, close enough to Nomingue that the world stays within reach.

THE VISION

A Blank Canvas

No sewage, no wires, no compromises — the property arrives undeveloped, which is exactly the point. Residential zoning and a massive footprint invite serious architectural ambition: a solar-powered family compound, a self-sufficient sanctuary, or a legacy holding in one of Québec's most prestigious lake systems.



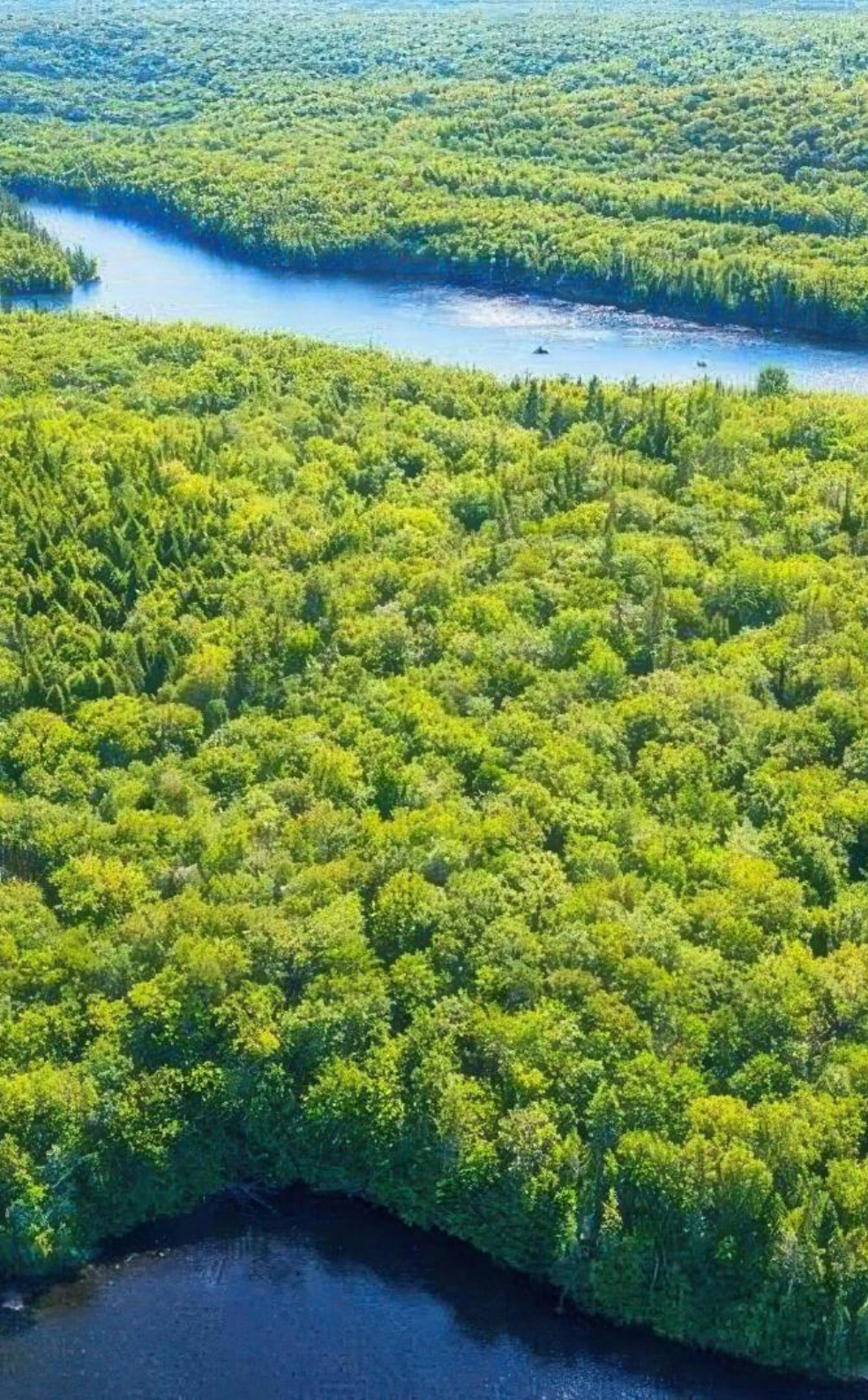
LAND & SEA

Two Shores, One Estate

On the island: forested acres, rocky points, and private swimming in water the region is famous for — clear, deep, and alive with fish. On the mainland: your own lakefront parcel, a permanent base for docks, boats, and arrivals. Boat, sail, and fish across a lake that rewards every season, then retreat to an island the mainland traffic never reaches.

KNOWN FOR

Québec's rare dual-asset island — 54.7 freehold acres plus its own mainland lakefront, undeveloped and off-grid ready in the Laurentians.



ARRIVAL

By Boat, Beautifully

The island is reached by motorized boat — a short crossing that turns every arrival into an event and keeps the property a genuinely quiet retreat. The mainland lakefront parcel gives owners and guests a permanent staging area on the shore: dock the boat, park the car, walk the gear down.

UTILITIES

Off-Grid, On Purpose

With no installed utilities, the property is a clean sheet for solar energy, sustainable water systems, and modern off-grid infrastructure — the kind of self-sufficiency serious buyers now design for from day one rather than retrofit later.

AMENITIES

Isolation, with Options

Golfers reach Nomingue Golf Course in about 15 minutes, and the village of Nomingue supplies daily amenities. Mont-Tremblant's ski hills and international airport lie within easy driving range — a rare pairing of deep privacy and real infrastructure.

54.7 ACRES • MAINLAND STAGING PARCEL • 15 MIN TO GOLF

LOCATION

On the Map

LAC DES GRANDES BAIES • NOMININGUE, QUÉBEC



GREAT BAY ISLAND

Lac des Grandes Baies, Québec • 46.37°N, 75.11°W (approx.)

DISTANCES

Nomingue	5 mi
Mont-Tremblant Intl Airport	16 mi
Mont-Tremblant	30 mi
Montreal	95 mi

ELEVATION & CLIMATE

Summer high (Jul avg)	74°F / 23°C
Winter low (Jan avg)	-4°F / -20°C
Lake water temp (summer)	60-65°F

ACCESS

Motorized boat — mainland staging parcel included

15 minutes to Nomingue Golf Course; village amenities close by

No installed utilities — a blank canvas for high-end off-grid systems

Residential zoning across 54.7 acres of Laurentian forest

Straight-line distances, approximate.

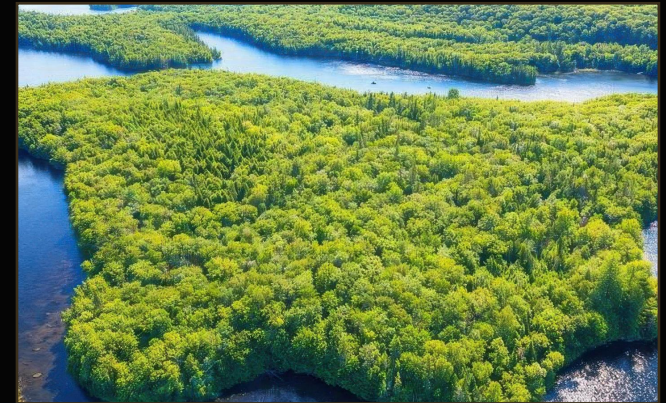
Island coords: centre of Lac des Grandes Baies (OpenStreetMap lake relation); the listing hides the exact Island location. Sources: see sources.txt

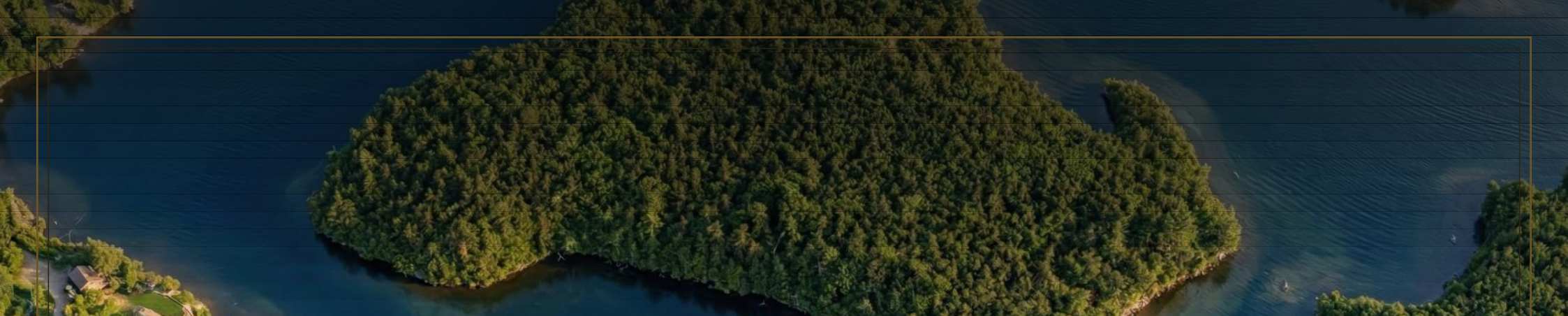
REGIONAL INTEL

The Laurentians, Québec

The Laurentians have been Québec's cottage country for generations — a mountain lake district two hours north of Montréal where clear water, mixed forest, and old-money summer camps set the tone. Lac des Grandes Baies sits in the heart of it, near Nominigue: a big, navigable lake known for deep clean water, multitude of bays, and room to move. Freehold islands of this scale surface rarely; undeveloped ones with their own mainland staging parcel, rarer still.

On ownership: Canada's extended Foreign Buyer Ban bars non-residents from purchasing "residential property," but recreational properties and islands outside Census Metropolitan Areas are generally exempt — so a rural Laurentian island can still change hands internationally. Non-resident buyers should note the Non-Resident Speculation Tax (up to 25%) and the Québec waterfront convention: private title typically ends at the high-water mark, with the shoreline held as public Crown land.





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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CAD 1,495,000

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