

Strawberry Island

LAKE SIMCOE - ONTARIO - CANADA

Strawberry Island is a 26-acre private island on Lake Simcoe, Ontario — one of the rarest legacy land offerings in Canada. Few properties anywhere carry this kind of provenance: an Indigenous gathering place for centuries, a grand Victorian-era resort, and a serene spiritual retreat that welcomed Pope John Paul II in 2002. Today it stands as a private sanctuary of mature forest, trails, and 360-degree lake views, its minimal existing footprint leaving a 26-acre canvas for a visionary owner — restore its resort-era glory, or keep it as the ultimate discreet family estate.

CAD 4,290,000

26 ACRES - LAKE SIMCOE - PAPAL RETREAT - MAINLAND LOT INCLUDED

THE ESTATE

At a Glance

PRICE	CAD 4,290,000
LOCATION	Lake Simcoe, Ontario, Canada
ACREAGE	26 acres
HERITAGE	Indigenous gathering place; Victorian-era resort; spiritual retreat that hosted Pope John Paul II in 2002
ZONING	Rural
STRUCTURES	Existing outbuildings and docking facilities included
MAINLAND LOT	4123 Glen Cedar Drive (80 x 303 ft) with canal access via Marina Del Rey
UTILITIES	Electricity available; established septic system
ACCESS	Boat from the included mainland dock
TENURE	Fee simple (typical for Ontario islands)
STATUS	Available

PAPAL RETREAT

In 2002, this island hosted Pope John Paul II — a Basilian spiritual retreat that made Strawberry Island known across Canada. Its path from Indigenous lookout to Victorian resort to papal sanctuary gives it a heritage almost no private island can match.

ISLAND VITALS

ELEVATION	COORDINATES
Lake surface 719 ft	44.5528°N, 79.3371°W
ACREAGE	WATERS
26 acres	Lake Simcoe





THE ISLAND

A Storied Sanctuary

For centuries Strawberry Island has been a place people came to — first as an Indigenous gathering place and lookout, then as a grand Victorian-era resort, and most recently as a quiet spiritual retreat. Its 2002 visit from Pope John Paul II sealed its place in Canadian history. Twenty-six wooded acres, mature timber, and peaceful trails make this a four-season island: crisp fall colour, glassy summer water, and frozen winter panoramas in every direction.

THE SETTING

Lake Simcoe, Ontario

Lake Simcoe is the fourth-largest lake entirely within Ontario — 722 square kilometres of fresh water at the heart of cottage country, named for Captain John Simcoe and once known to the Wendat as 'Beautiful Water.' Strawberry Island is counted among its storied islands, alongside Georgina and Thorah. Roughly an hour north of the GTA, the lake offers Ontario's classic island-ownership profile: fee-simple tenure (typical here), with shorelines often held as Crown land — a detail that shapes where docks may legally be built.

RESIDENCES

A Visionary Canvas

The island functions today as a sprawling private sanctuary with only a minimal structural footprint — existing outbuildings and docking facilities are included, ready for immediate seasonal or year-round enjoyment. With predominantly rural zoning and a history of hosting large groups and retreats, the 26 acres invite a visionary owner to build a premier private compound: restore the island's resort-style glory, or hold it as the ultimate discreet family estate.

MAINLAND LOT

Glen Cedar Landing

What sets this offering apart is the included mainland lot at 4123 Glen Cedar Drive — an 80 x 303 ft property with direct canal access through Marina Del Rey. Docking, parking, and transit stay seamless year-round, solving the classic logistical puzzle of island ownership: the island stays perfectly private, while getting there is the easy part.





TERRAIN

Land and Water

The 26-acre interior is a lush, wooded world of mature timber and quiet trails made for four-season exploration — total silence and seclusion sit just a short boat ride from the mainland. A varied shoreline mixes rugged natural reaches with established docking points, and the island's topography opens 360-degree views across Lake Simcoe's calm water: ideal ground for photography, nature observation, and fireside gatherings.

KNOWN FOR

The island that hosted Pope John Paul II in 2002 — a 26-acre storied retreat on Lake Simcoe with its own mainland landing at Marina Del Rey and a blank-canvas interior ready for a legacy estate.



ARRIVAL

Two Parts, One Estate

Reach the island by boat from your own dock on the included mainland lot — a short transit across Lake Simcoe's sheltered water. The dual-access configuration is this listing's quiet superpower: private island living with mainland convenience built into the deal.

UTILITIES

Power & Septic

The island carries electricity and an established septic system, supporting its long history as a working retreat. That existing infrastructure lowers the bar for both immediate seasonal enjoyment and any future estate build-out.

OWNERSHIP

Lifestyle and Value

Ontario islands are typically held fee simple, though shorelines are often Crown land — which governs dock siting. Non-resident buyers should note Ontario's 25% Non-Resident Speculation Tax on residential land and the federal Underused Housing Tax. For a Canadian buyer, this is a straightforward legacy holding an hour from the GTA — a storied Ontario landmark at an unrivaled scale.

26 ACRES · LAKE SIMCOE · MAINLAND LANDING INCLUDED

LOCATION

On the Map

LAKE SIMCOE - ONTARIO

LOCATION



STRAWBERRY ISLAND

Lake Simcoe, Ontario • 44.5528°N, 79.3371°W

DISTANCES

Toronto	62 mi
Toronto Pearson Intl (YYZ)	62 mi
Barrie	21 mi

ELEVATION & CLIMATE

Lake surface elevation	719 ft above sea level
Summer high (Jul avg)	79°F
Winter low (Feb avg)	11°F
Lake water temp	68-70°F (Jul-Aug avg)

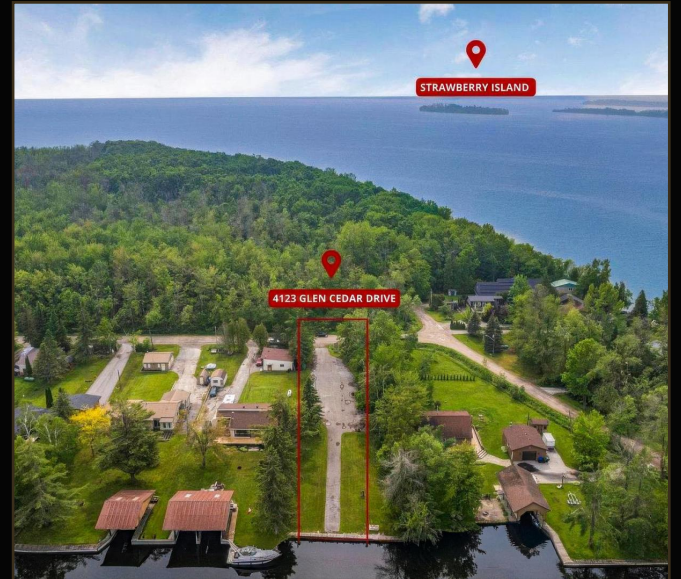
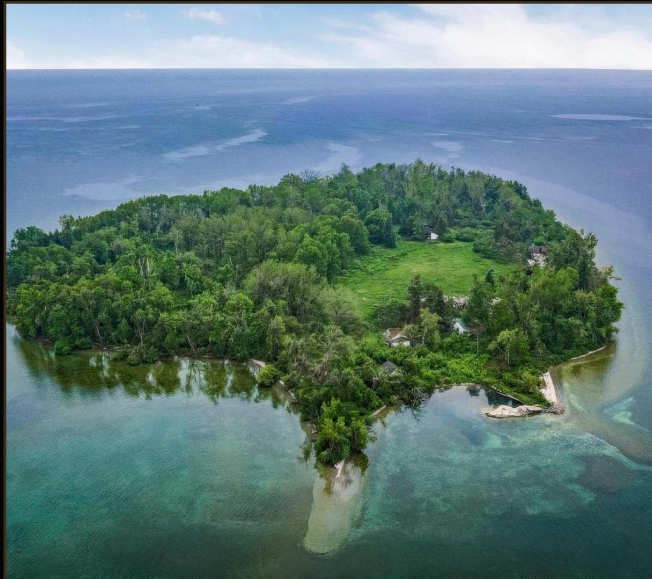
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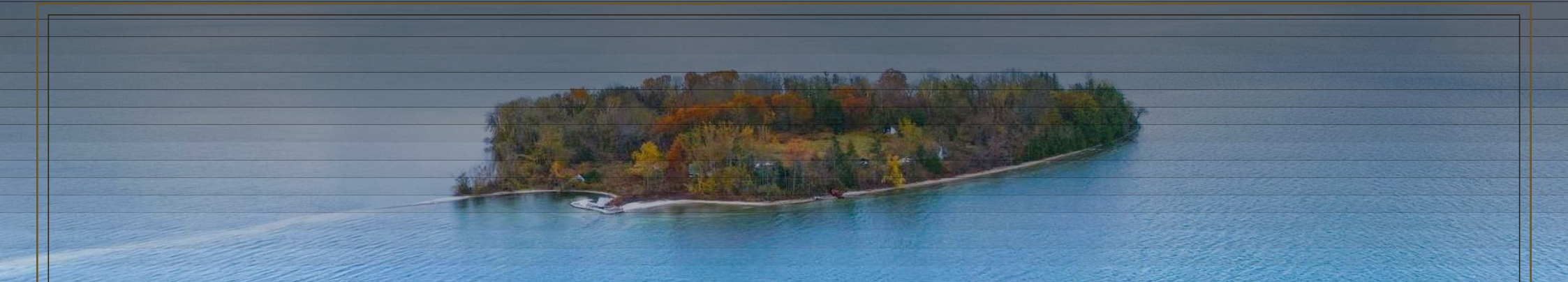
- Mainland lot at 4123 Glen Cedar Drive
- Canal access via Marina Del Rey
- Electricity + septic on the island

Straight-line distances, approximate.
Sources: listing page; Wikipedia; WeatherSpark.

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Strawberry Island

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CAD 4,290,000

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