

Butternut Island

OTTAWA RIVER - EASTERN ONTARIO - CANADA

Butternut Island is a 22.5-acre wooded sanctuary on the Ottawa River — a rare large-acreage island within comfortable reach of the nation's capital, offered at a price that puts genuine private-island ownership within reach. A sweeping sandy beach gives the island a gentle swimming entry, while protected parklands to the south and world-class whitewater a short boat ride downriver frame a setting of unusual range: deep quiet one moment, high adventure the next.

CAD 114,900

22.50 ACRES - SANDY BEACH - OTTAWA RIVER - OFF-GRID CANVAS

THE ESTATE

At a Glance

PRICE	CAD 114,900
LOCATION	Ottawa River, Eastern Ontario, Canada
ACREAGE	22.50 acres
WATERFRONT	Sandy beach, gentle swimming entry
ZONING	Open Space (OS); passive recreation
DEVELOPMENT PATH	Rezoning to Waterfront Vicinity (WV-h)
TERRAIN	Raw river woodland, high-ground sites
ACCESS	Boat from public launch, La Passe
UTILITIES	Off-grid; solar + river-water potential
FISHING & BOATING	Superb fishing, boating, calm reaches
TENURE NOTES	Partly Crown Land / Rural (Renfrew plan)
STATUS	Available

A RARE SCALE OF PRIVACY

At 22.5 acres, Butternut Island offers a scale of river privacy that is increasingly difficult to secure within a comfortable drive of Ottawa — yet it is priced for a buyer who wants to start building a legacy now, not someday.

ISLAND VITALS

COORDINATES	ACREAGE
45.80°N, 76.76°W (approx.)	22.50 acres
WATERS	REGION
Ottawa River	Eastern Ontario, Canada





THE ISLAND

A River Sanctuary

Butternut Island takes its name from its rustic, wooded character — 22.5 acres of mature riverside forest held in a remarkably serene corridor of the Ottawa River. Protected provincial park lands border the island to the south, and long stretches of undeveloped shoreline reach in every direction, so the silence here is structural, not accidental. This is a bastion of natural quiet within a comfortable drive of Ottawa, built for owners who want a deep, uncompromised connection with the Canadian wild.

THE SETTING

Still Water, Wild Water

The island's standout feature is its sandy beach — a rare, inviting entry into clean river water for swimming and wading, backed by a pristine natural ecosystem that draws a wide array of wildlife. The river here is renowned for superb fishing and relaxed recreational boating. And just a short boat ride downriver, the mood flips completely: some of the world's finest whitewater rapids, a rare pairing of total stillness and high-adrenaline adventure from a single home base.

THE VISION

Lodge & Cabins

Butternut Island is currently a blank canvas — and the vision is already drawn. Multiple high-ground areas offer natural sites for a future waterfront lodge and guest cabins, each placed to drink in the river views while the forest holds the privacy. This is the rare Ontario river island with both the acreage and the terrain to become a true off-grid legacy compound.

THE PATH

A Clear Municipal Route

The planning route is unusually transparent. Today's Open Space zoning permits passive recreation, open space, and private park use; a residential future proceeds through rezoning to a Waterfront Vicinity holding zone (WV-h). The island already clears the key threshold at over 2 acres, and the municipal checklist — elevations survey, flood-limit studies, safe building envelopes — is standard for Ottawa River islands.





TERRAIN

Land and Water

Twenty-two and a half acres of raw river woodland: towering riverside trees, quiet inlets, and a long sandy shoreline made for morning swims and evening paddles. The beach is the island's signature — a gentle, natural entry into the Ottawa River's clean water — while the interior forest stays wild, holding wildlife and privacy in equal measure.

KNOWN FOR

One of the largest-acred river islands on the Ottawa River at this price — a sandy swimming beach, protected parklands to the south, world-class whitewater minutes downriver, and a clear municipal path to an off-grid legacy estate within reach of the capital.



ARRIVAL

Easy Reach, Total Escape

Getting there is simple and scenic: a short boat transit from the public launch at La Passe puts you on the island in minutes. Pembroke's builders, marine contractors, and supplies are within a convenient 30-minute reach, and Ottawa is a comfortable drive — remote, never isolated.

INFRASTRUCTURE

Modern Off-Grid Living

The island is off-grid today — and ready for the modern version of it: high-efficiency solar arrays, river-water filtration, and low-impact systems that leave the forest untouched. Build where the high ground tells you to, and let the river do the rest.

REGIONAL INTEL

Owning in Ontario

Ontario's recreational islands are exempt from Canada's federal foreign-buyer ban. Buyers should note Ontario's 25% Non-Resident Speculation Tax on residential land province-wide, plus the federal 1% annual Underused Housing Tax on vacant foreign-owned property. Ownership here is typically fee simple.

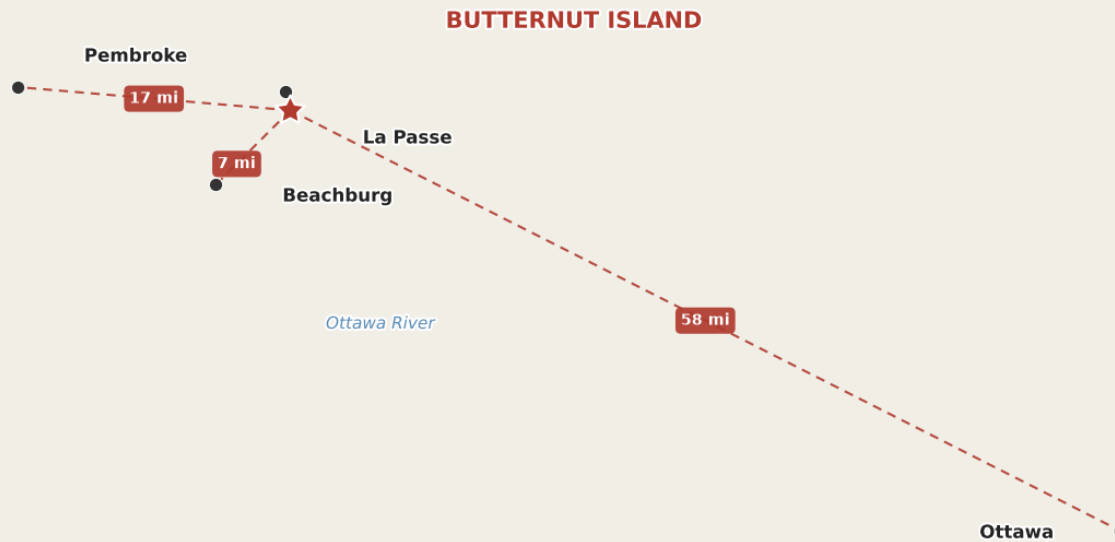
BOAT FROM LA PASSE • PEMBROKE ~30 MIN • OTTAWA WITHIN EASY REACH

LOCATION

On the Map

OTTAWA RIVER • RENFREW COUNTY • EASTERN ONTARIO

LOCATION



BUTTERNUT ISLAND

Ottawa River • Renfrew County, Ontario • 45.80°N, 76.76°W (approx.)

DISTANCES

La Passe	1 mi
Pembroke	17 mi
Beachburg	7 mi
Ottawa	58 mi

ELEVATION & CLIMATE

Summer high (Jul avg)	26°C (78°F)
Winter low (Jan avg)	-14°C (7°F)

ACCESS

Simple, scenic boat transit from the public launch in La Passe

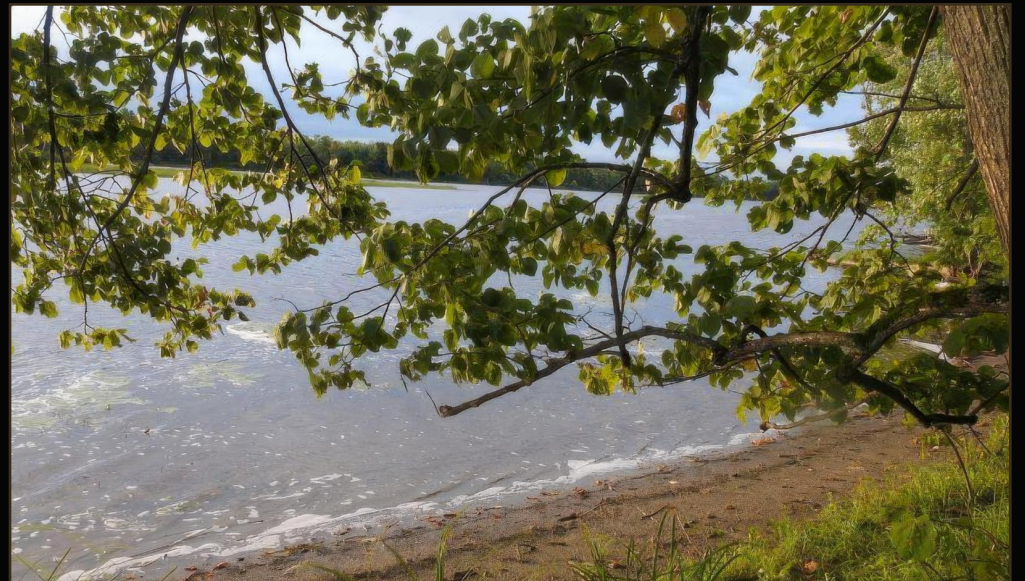
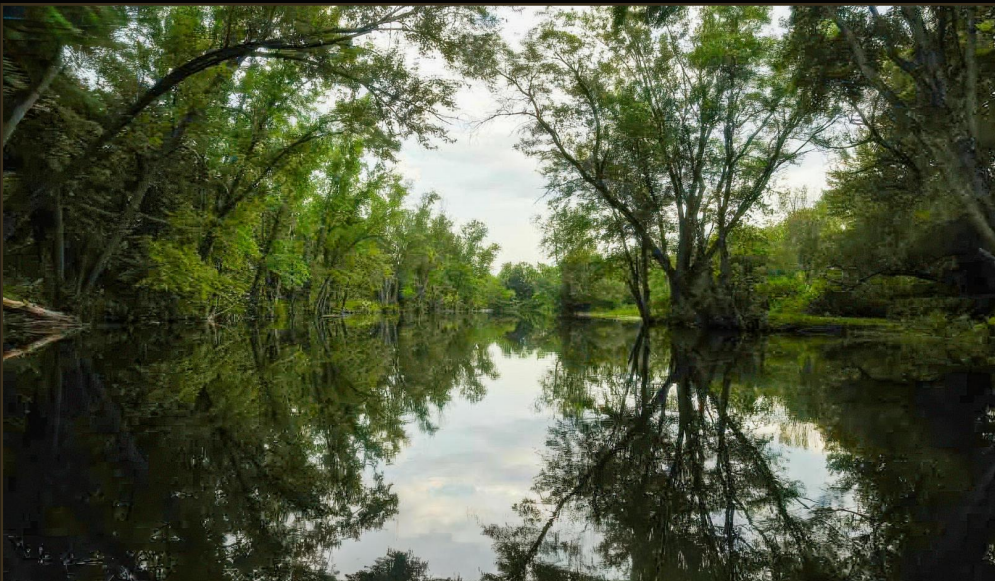
Pembroke builders, marine contractors and supplies within ~30 minutes

Off-grid island, suited to solar arrays and river-water filtration

Straight-line distances, approximate.
Sources: Canadian Sailing Directions CEN 308 (DFO),
OpenStreetMap/Nominatim, climate-data.org. See sources.txt.

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

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OTTAWA RIVER - EASTERN ONTARIO

CAD 114,900

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