



PRIVATE ISLANDS INC.

1 Island A

WEST ARM, LAKE NIPISSING - NORTHERN ONTARIO - CANADA

1 Island A is a 2-acre private sanctuary set in the sought-after West Arm of Lake Nipissing, Northern Ontario — a turnkey island retreat wrapped in 1,700 feet of diverse shoreline, from sheltered bays to bold granite points. A 1,400-square-foot bungalow stands on solid Shield bedrock beneath towering white and red pines, fully furnished and ready for its first evening on the dock. The rare bonus: a dedicated shared mainland parcel with parking and docking, so the 3-minute crossing is always easy, secure, and entirely on your terms.

CAD 545,000

2 ACRES - WEST ARM, LAKE NIPISSING - FREEHOLD - TURNKEY

THE ESTATE

At a Glance

PRICE	CAD 545,000
LOCATION	West Arm, Lake Nipissing, Northern Ontario, Canada
ACREAGE	2 acres
SHORELINE	1,700 ft — sheltered bays and granite points
RESIDENCE	1,400 sq ft bungalow on bedrock — 3 bedrooms, 1 bath, fully furnished
HEATING	Traditional wood stove; insulated for shoulder seasons
ROOF	Durable steel roof
OUTBUILDINGS	Functional boathouse + storage shed
DOCKS	Three separate docks
MAINLAND	Shared parcel with dedicated parking and docking
POWER	100-amp electrical service
SEWER	Gravity-fed sewer system
ACCESS	3-minute boat ride from mainland dock
TENURE	Freehold
STATUS	Available

ISLAND + MAINLAND PARCEL

Most islands ask you to solve the logistics yourself. 1 Island A comes with a dedicated shared mainland parcel — parking, docking, and a 3-minute boat ride to the island. Remote island living, minus the remote-island logistics.

ISLAND VITALS

ELEVATION	COORDINATES
Lake surface ~643 ft	46.26°N, 80.42°W (approx.)
SHORELINE	WATERS
1,700 ft. sheltered bays	Lake Nipissing, West Arm





THE ISLAND

West Arm's Pine Sanctuary

Lake Nipissing is one of Ontario's great freshwater playgrounds — 873 square kilometres of water between the Ottawa River and Georgian Bay — and its West Arm is the sought-after side, a maze of bays and points known for rugged beauty and serious fishing. 1 Island A holds a complete private footprint here: 2 acres of heavily forested Canadian Shield rising from 1,700 feet of shoreline, with sheltered bays for quiet anchoring and prominent points for long views across the water.

THE SETTING

Granite, Pine, and Open Water

The island's character is pure northern Ontario: solid Shield bedrock underfoot, towering white and red pines overhead, and a dynamic shoreline of private coves and granite outcroppings. Natural elevation lifts the property above the West Arm, opening scenic vistas in every direction, while the mature pine canopy keeps the retreat deeply secluded. This is an island you feel before you even land — quiet, grounded, and unmistakably your own.

RESIDENCE

Bedrock Bungalow

The 1,400-square-foot bungalow is built directly on solid bedrock, with a one-level layout that keeps life simple: three bedrooms, one bathroom, insulated walls and ceilings for shoulder-season comfort, and a traditional wood stove at its heart. A durable steel roof caps the structure, and the home comes fully furnished — move in on day one and light the stove on night one.

WATERFRONT

Boathouse & Three Docks

Life here is lived on the water, and the island is equipped for it. A functional boathouse shelters the fleet, a storage shed holds the gear, and three separate docks welcome multiple vessels or guest arrivals at once. Everything is in place — this is turnkey in the truest sense, an island set up for decades of mornings launched from the dock.





TERRAIN

Land and Water

With over 1,700 feet of water frontage, the island offers a rare density of experience: morning coffee on a sun-warmed point, afternoon swims in a sheltered bay, evenings watching the light cross the West Arm. The surrounding waters of Lake Nipissing are renowned for world-class fishing and expansive boating, and the 2-acre landmass is sized perfectly — substantial enough for complete privacy, manageable enough for one family to enjoy without a staff.

KNOWN FOR

Turnkey island living, made effortless — a furnished bungalow on Shield bedrock, 1,700 feet of West Arm shoreline, and a dedicated mainland parking-and-docking parcel just three minutes across the water.



ARRIVAL

Three Minutes by Boat

The standout feature of 1 Island A is its logistics. A shared mainland parcel comes with the island, providing dedicated parking and docking — so the short 3-minute boat ride to the island is always convenient and secure. With three docks on the island itself, arrivals by water are as easy as pulling into a driveway.

UTILITIES

Fully Serviced

This is not an off-grid experiment. The island runs on 100-amp electrical service and a gravity-fed sewer system, with the residence insulated for the shoulder seasons and heated by a traditional wood stove. Complete utility, comfort, and privacy — without sacrificing the feeling of escape.

OWNERSHIP

Lifestyle and Value

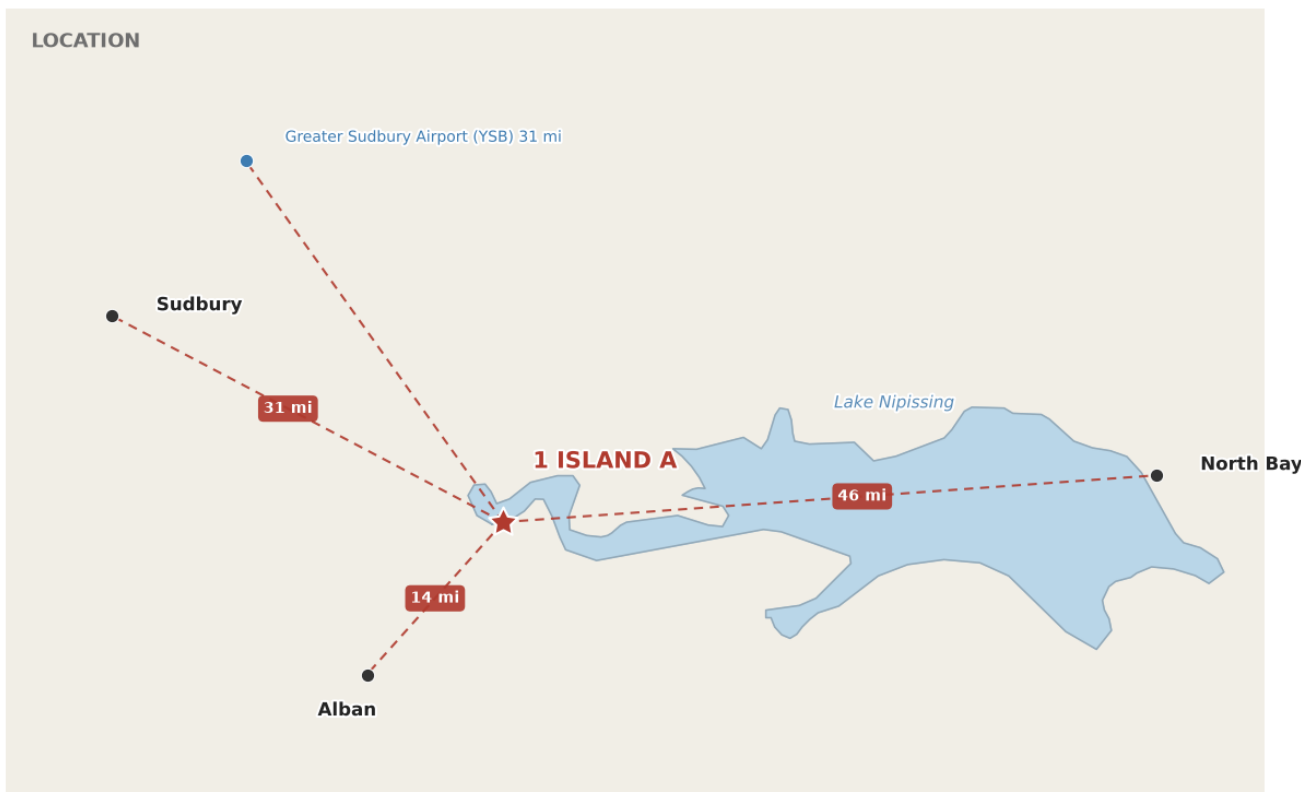
Northern Ontario carries no foreign-ownership restrictions on islands like this, and 1 Island A is offered freehold — a clean, permanent title in a province whose island market runs from modest retreats to trophy estates. With Sudbury's full amenities close by, the island works as a family legacy, a shared compound for relatives, or a commercial venture — a versatile holding in one of Ontario's great fishing waters.

2 ACRES · 1,700-FT SHORELINE · MAINLAND DOCKING PARCEL

LOCATION

On the Map

WEST ARM, LAKE NIPISSING - NORTHERN ONTARIO



Straight-line distances, approximate • Coastline: Natural Earth

1 ISLAND A

West Arm, Lake Nipissing, Ontario • 46.26°N, 80.42°W (approx.)

DISTANCES

Sudbury	31 mi
Greater Sudbury Airport (YSB)	31 mi
North Bay	46 mi
Alban	14 mi

ELEVATION & CLIMATE

Lake surface	~643 ft above sea level
Summer high (Jul avg)	25°C
Winter low (Jan avg)	-16°C

ACCESS

- 3-minute boat ride from the shared mainland docking parcel
- Dedicated mainland parking + docking via the included parcel
- Full city amenities in Sudbury; regional air via YSB

Straight-line distances, approximate.
Sources: listing page; mapcarta.com/OSM (West Arm bay, approx.); geocoded towns; Wikipedia (Lake Nipissing, Sudbury Airport); climate-data.org (Sudbury). See sources.txt.

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

1 Island A

WEST ARM, LAKE NIPISSING - NORTHERN ONTARIO

CAD 545,000

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