

Baby Tar Island

THOUSAND ISLANDS - ONTARIO - CANADA

Baby Tar Island is a century-old family compound on the Canadian side of the St. Lawrence River — 1.3 acres of private island plus two additional lots on neighbouring Tar Island, carrying 10 bedrooms and 8 bathrooms across three distinct residences. At its waterline stands one of the most celebrated boathouses on the river. A rare, turnkey Thousand Islands legacy at the edge of Rockport's open water.

CAD 1,895,000

1.3 ACRES - ST. LAWRENCE RIVER - 3 RESIDENCES - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 1,895,000
LOCATION	Thousand Islands, St. Lawrence River, Ontario, Canada
ACREAGE	1.3 acres + two additional lots on neighbouring Tar Island
BEDROOMS / BATHS	10 bedrooms, 8 bathrooms across three residences
MAIN HOUSE	2-3 bedrooms, glassed-in veranda, stone fireplace, three-room primary suite
GUEST HOUSE	Contemporary 3-bedroom cottage, glass-walled dining room over the water, wine cellar
BOATHOUSE	Two-storey: two wet slips with lifts below, renovated 5-bedroom summer residence above
SCREENED PORCH	Massive screened porch sitting directly over the water
WATER	High-capacity lake-water intake with purifier and heater
POWER / SEPTIC	Electricity, septic system
ACCESS	Exclusively by boat; deep-water frontage; Rockport mainland gateway
SHORELINE	Well-fortified shoreline; river views from nearly every vantage point
TENURE	Freehold
STATUS	Available

ONE OF THE RIVER'S GREAT BOATHOUSES

The two-storey boathouse is the estate's signature: two wet slips with lifts on the main floor and a totally renovated five-bedroom summer residence above it — its own kitchen, dining area, and a massive screened-in porch suspended directly over the St.





THE COMPOUND

A Century-Old Thousand Islands Legacy

Baby Tar Island is the kind of property that holds the memory of the river. A century-old family compound on the Canadian side of the St. Lawrence, it balances hundred-year-old bones with careful, contemporary renovation. The estate is designed for high-capacity hosting with total privacy — three separate residences, each with its own outlook over the water, and 360-degree river views that put the St. Lawrence at the centre of every day.

THE SETTING

Morning Mist, River Light

Days here open with mist lifting off the channel and coffee on the veranda, and close in a dining room suspended over the water. The 1.3-acre landscape is wooded and rolling — a natural, park-like setting in mid-river — fortified for active water use, with private nooks and broad decks arranged so the river is always the focal point, from sunrise on the east deck to sunset on the primary sitting porch.

RESIDENCES

Three Houses, One Island

The main house is an exercise in elegant waterfront design: 2-3 bedrooms, a glassed-in veranda framing panoramic south and west river views, a dramatic stone fireplace, and a luxurious three-room primary suite. The guest house has been completely reimagined as a contemporary 3-bedroom cottage, with a glass-walled dining room that hangs over the island's edge and a stylish lower-level wine cellar.

THE BOATHOUSE

Live Over the Water

The two-storey boathouse is a self-contained destination: two wet slips with lifts below, and a totally renovated five-bedroom summer residence above with its own kitchen, dining area, and a massive screened-in porch sitting directly over the river. Interiors throughout are freshly finished — new guest-house kitchen, updated baths — so the estate runs with modern ease while keeping its historic, seasonal character.





TERRAIN

Land and Water

A 1.3-acre wooded, rolling island on the St. Lawrence's main channel, joined by two additional lots on neighbouring Tar Island — a meaningful expansion of the estate's footprint and its future potential. The well-fortified shoreline is built for active water use, with deep-water access and direct river views from nearly every vantage point on the property.

KNOWN FOR

One of the Canadian river's most magnificent boathouses — a two-storey icon with slips below and a five-bedroom residence above — plus a glass-walled dining room cantilevered over the St. Lawrence and extra lots on neighbouring Tar Island.



ARRIVAL

Boat Only, from Rockport

Access is exclusively by boat, with the village of Rockport serving as the primary mainland gateway. Deep-water access and a well-equipped waterfront — two wet slips with lifts in the great boathouse — make arrival effortless and keep the island's privacy complete.

UTILITIES

Modern Systems

Beneath the century-old charm runs modern infrastructure: septic system, electricity, and a high-capacity lake-water intake with purifier and heater. Extensive renovations — including a new kitchen in the guest house and updated baths throughout — mean the compound operates with modern efficiency.

OWNERSHIP

A Versatile Legacy Asset

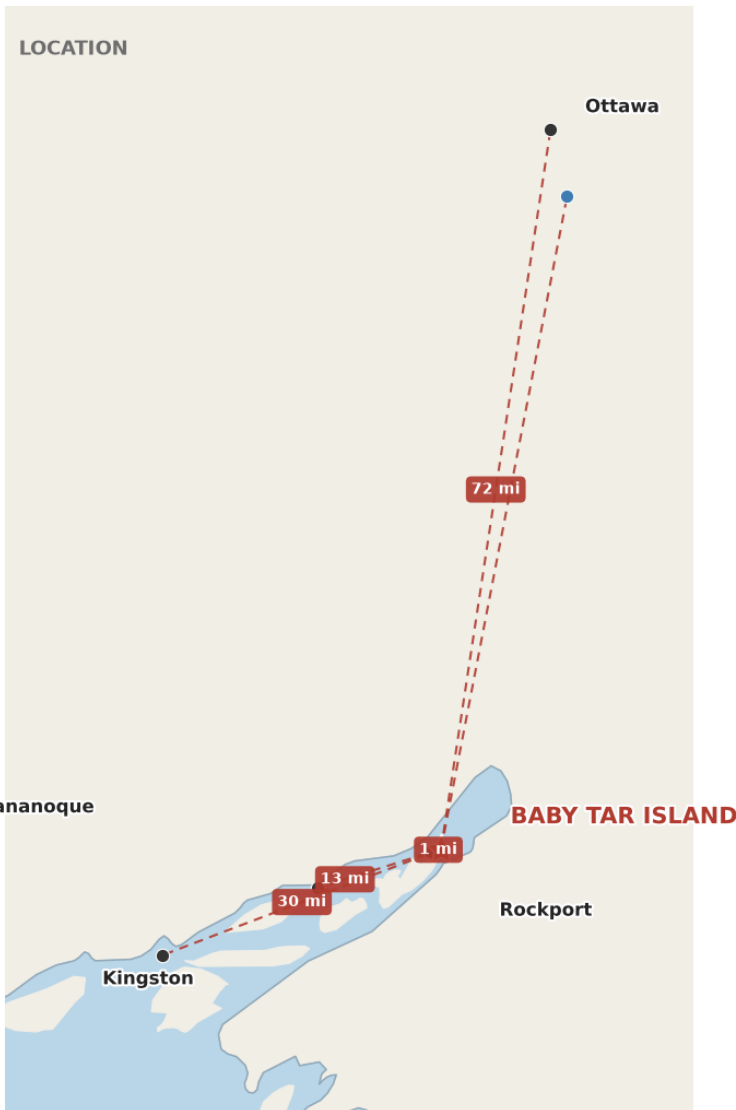
At CAD 1,895,000, the value per square foot is exceptional for a private island compound in this position — 10 bedrooms, 8 bathrooms, an iconic boathouse, and additional lots on Tar Island. A private sanctuary, a corporate retreat, or a family legacy for the next hundred years. The Canadian Thousand Islands remain among the most coveted freshwater island markets in North America.

10 BEDROOMS · 8 BATHS · 3 RESIDENCES · BOAT ACCESS

LOCATION

On the Map

THOUSAND ISLANDS - ST. LAWRENCE RIVER - ONTARIO



BABY TAR ISLAND

Thousand Islands, Ontario • 44.385°N, 75.914°W

DISTANCES

Rockport	1 mi
Gananoque	13 mi
Kingston	30 mi
Ottawa	72 mi
Ottawa Intl Airport	66 mi

ELEVATION & CLIMATE

Summer high (Jul avg)	78°F
Winter low (Jan avg)	10°F

ACCESS

Boat access only — Rockport marina is the mainland gateway

Two wet slips with lifts in the two-storey boathouse

Deep-water frontage off the St. Lawrence main channel

Straight-line distances, approximate.
Sources: listing page, gazetteers, geocoders,
climate aggregators (see sources.txt).

GALLERY

The Compound in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Baby Tar Island

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CAD 1,895,000

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