

Rabbit Island

OLIPHANT FISHING ISLANDS • LAKE HURON • ONTARIO

Rabbit Island is a 32-acre freehold private island in Lake Huron's Oliphant Fishing Islands, off the Bruce Peninsula near Oliphant, Ontario — a rare large-scale Great Lakes holding that pairs raw wilderness with a genuine development pathway. An original rustic fishing cabin anchors the island's history, while R2 residential zoning opens the door to a future off-grid retreat. Water access only, wildlife everywhere, and Lake Huron clarity in every direction: this is island ownership at its most elemental.

CAD 549,000

32 ACRES • LAKE HURON • FREEHOLD • HISTORIC FISHING CABIN

THE ESTATE

At a Glance

PRICE	CAD 549,000
LOCATION	Oliphant Fishing Islands, Lake Huron, Ontario, Canada
ACREAGE	32 acres
TENURE	Freehold
ZONING	R2 Residential + EH (Environmental Hazard)
CABIN	Original rustic fishing cabin — footprint under 700 sq ft
ACCESS	Water only — short boat run from Oliphant Marina
UTILITIES	Off-grid clean slate — no active utilities
PROPERTY TAXES	Approx. CAD 1,517 / year
WATERS	Lake Huron shallows — kayak, canoe, paddleboard
SHORELINE	Mixed sand, marsh and forested banks
STATUS	Available

THIRTY-TWO ACRES OF FISHING ISLANDS

The Oliphant Fishing Islands are a sailors' and kiteboarders' archipelago of low forested islands and glassy shallows off the Bruce Peninsula — and Rabbit Island is one of its largest single holdings. Thirty-two freehold acres of forest, meadow and marsh, an original fishing cabin, and R2 zoning that gives a

ISLAND VITALS

LOCATION	COORDS
Oliphant Fishing Islands, Lake Huron	47.741°N, 81.296°W (approx.)
ACREAGE	ZONING
32 acres	R2 residential + EH
WATERS	CLIMATE
Lake Huron — 69°F in August	75°F summer high / 14°F winter low
TAXES	
Approx. CAD 1,517 per year	





THE ISLAND

Thirty-Two Acres, One Archipelago

Rabbit Island is a low, sprawling island at the heart of the Oliphant Fishing Islands, a constellation of wooded islands and shallow channels off the Bruce Peninsula's eastern Lake Huron shore. At 32 acres it is one of the archipelago's largest single parcels — big enough to hold whole ecosystems: stands of cedar and pine, open meadows, and protected marshlands that shelter the waterfowl and wildlife that make this corner of the Great Lakes famous. The surrounding water is the region's signature: clear, shallow, and luminous, warming to a swimmable 69°F by August.

THE SETTING

Rugged Charm, Total Privacy

This is the Bruce Peninsula at its most authentic — a rugged, windswept landscape where the forest meets the lake and the horizon belongs entirely to you. The island's interior rewards long walks across ground that changes from dry, elevated forest to lush protected wetland within a few hundred yards. Sunsets here arrive over open water, uninterrupted, exactly as they have for the generations who fished these islands before.

THE CABIN

An Original Fishing Cabin

The original rustic fishing cabin is a survivor — a modest structure, under 700 square feet, from the era when these islands were worked, not weekendened on. It stands as the island's living history: a base camp for the purist as-is, or the ideal footprint to restore as the heart of a larger vision. Few Great Lakes islands carry this kind of built heritage.

THE POTENTIAL

R2 Zoning, Real Options

The island's true leverage is its R2 residential zoning, paired with EH (Environmental Hazard) designation over the marshlands — a framework that offers a clear, rare development pathway while respecting the island's ecology. Restore the cabin or plan a new off-grid retreat; either way, 32 acres of freehold Lake Huron island come with taxes of roughly CAD 1,517 a year — an exceptionally light carry for a holding of this scale.





LAND & WATER

A Shoreline Made for Small Craft

Rabbit Island's shoreline is a study in variety — sand flats, marsh edges, and forested banks ring an island that invites exploration by small craft. The surrounding shallows are made for kayaking, canoeing, and paddleboarding, with Lake Huron's famous clarity under the hull and the open lake beyond. Fishermen, sailors, and kiteboarders have long prized these channels; as an owner, they are your private waterways, all 32 acres of them.

KNOWN FOR

The rare 32-acre Lake Huron island with an original fishing cabin and R2 zoning — a large-scale blank canvas, freehold, at an accessible price.



ARRIVAL

Water Only, Minutes Out

Rabbit Island is reached by boat alone — a short, scenic run from Oliphant Marina, where docking is arranged and supplies are loaded. The crossing keeps the island exactly as a private island should be: fully private, while the mainland's marinas, provisions, and services stay comfortably within reach. No roads, no bridges, no drive-bys — just the water.

REGIONAL INTEL

Ontario's Freshwater Frontier

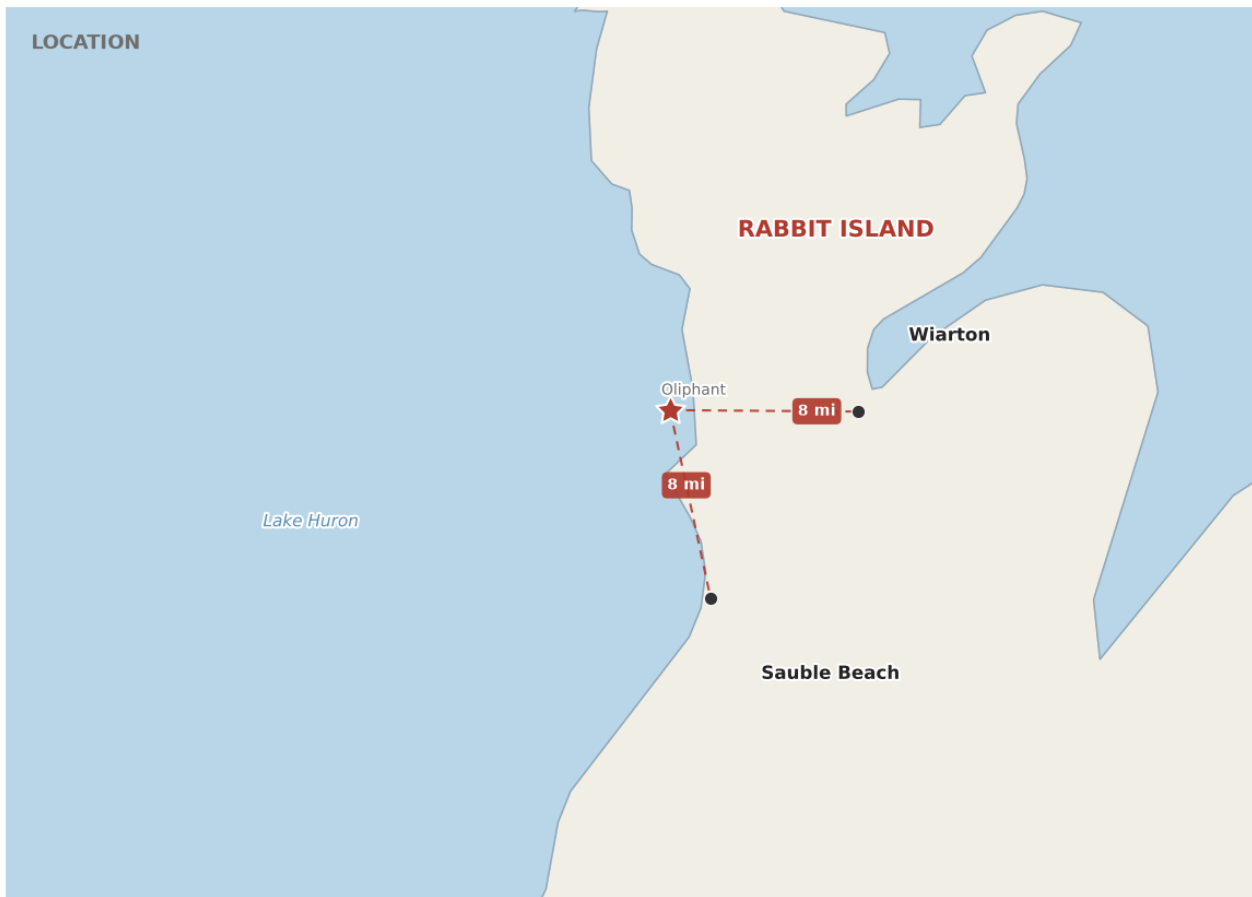
Ontario's Great Lakes archipelagos — Georgian Bay, Muskoka, and the Bruce Peninsula's Lake Huron shore — form Canada's longest-established private-island market, and buyers hold their land outright as freehold. Freshwater islands carry none of an ocean island's burdens: no salt corrosion, no hurricanes, just a honest seasonal rhythm. From Rabbit Island, Wiarton and Sauble Beach are minutes by water, and the wider Bruce — Tobermory, the Grotto, the Peninsula's famous summer circuit — is a day trip away.

WATER ACCESS ONLY • 8 MI TO WIARTON • FREEHOLD

LOCATION

On the Map

OLIPHANT FISHING ISLANDS • ONTARIO



Straight-line distances, approximate • Coastline: Natural Earth

RABBIT ISLAND

Oliphant Fishing Islands • Ontario • 44.741°N, 81.296°W (approx.)

DISTANCES

Warton	8 mi
Sauble Beach	8 mi
Toronto Pearson International	111 mi

ELEVATION & CLIMATE

Summer high (Jul avg)	75°F
Winter low (Jan avg)	14°F
Lake Huron water (Aug avg)	69°F

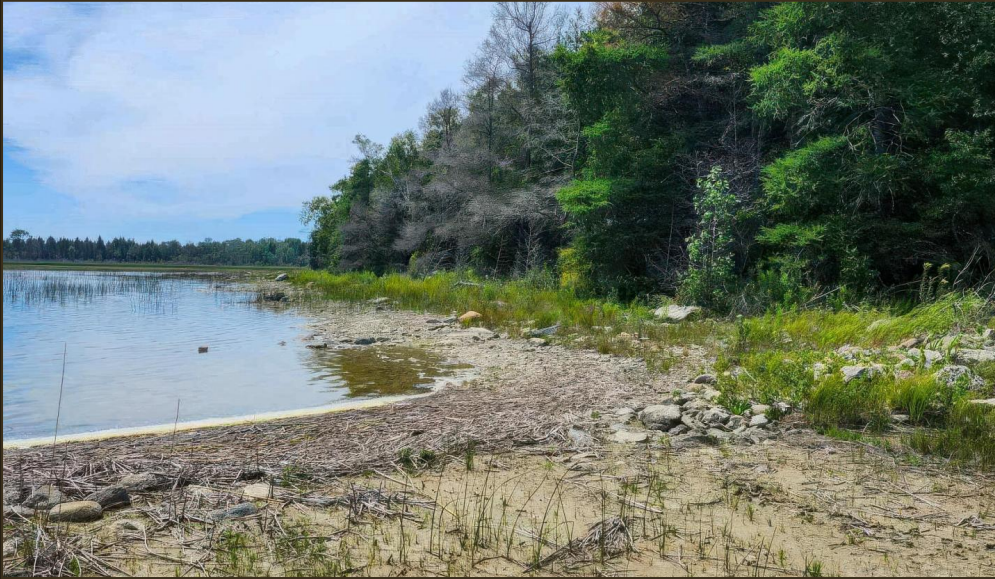
ACCESS

- Water access only — brief boat run from Oliphant Marina
- Off-grid clean slate — no active utilities
- R2 residential + EH zoning development pathway

Straight-line distances, approximate.
Sources: Private Islands Online listing #3580 + site location map pin (Oliphant, ON), geocoded towns/airports, WeatherSpark (Warton Airport), GLISA/NOAA (Lake Huron).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Rabbit Island

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CAD 549,000

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