



PRIVATE ISLANDS INC.

Île aux Chênes

PRIVATE ISLAND · NORTHERN ONTARIO, CANADA

CAD \$3,950,000

The undisputed crown jewel of Lake Nipissing — a 20-acre private island sanctuary featuring a magnificent 4,000 sq ft custom log lodge, a separate guest cottage, and over 3,000 feet of pristine shoreline. A true generational legacy estate.

A Crown Jewel on Lake Nipissing

Île-aux-Chênes is a property that redefines the classic Canadian Shield retreat. Elevated **40 feet above the water**, the estate commands sweeping **270-degree panoramic views**, capturing the full arc of the sun from sunrise to brilliant sunset.

20 Acres

Total island landmass with dramatic elevation changes and diverse terrain

4,000 sq ft

Custom log lodge with 25-foot hexagonal great room and wraparound decking

3,000+ ft

Of rugged glacier-polished rocky shoreline plus a rare 150-foot sand beach

Built 2009

Architectural design evoking timeless grand lodge warmth with modern luxury craftsmanship



The Ultimate Four-Season Legacy Estate

Situated within a comfortable **four-hour drive of Toronto**, Île-aux-Chênes stands alone as perhaps the finest legacy private island offering on the market. Unlike typical Georgian Bay or Muskoka islands that lock owners out after a brief two-to-three-month summer window, this estate is engineered for **grand-scale, all-season living**.

Summer

Elite boating through deep-water channels, world-class angling, swimming from the private sand beach, and lakeside entertaining on 4,000 sq ft of wraparound decking.

Winter

The landscape transforms into a magnificent playground for world-class ice fishing and snowmobiling. Winter ice access makes this a true 365-day winter-wonderland lodge unlike any other island property.

The sheer size of the island, its dramatic elevations, and its prime location give it the vast, majestic feel of Open Water Georgian Bay — yet it remains completely accessible year-round.



The Lodge — Architectural Masterpiece

The primary residence is a turnkey architectural masterpiece that sets a new standard for wilderness luxury. Every detail has been considered to create an environment that is simultaneously grand and deeply intimate.

The Great Room

A dramatic **25-foot-high hexagonal great room** where a state-of-the-art barn wood kitchen and living areas converge around a striking **12-foot-wide central fire pit** supported by six massive stone pillars.

Primary Suite

A grand split-level primary suite featuring a **private stone fireplace**, offering an unparalleled sense of seclusion and warmth within the wilderness setting.

Guest Accommodations

An ensuite guest bedroom with its own fireplace, plus a completely independent and beautifully appointed **separate two-bedroom guest cottage** for total privacy.

Bespoke Furnishings

Hand-crafted log furniture is included throughout the estate to maintain its elevated lodge aesthetic — a truly **turnkey acquisition** ready for immediate occupancy.



Land, Water & Shoreline

The island's diverse perimeter spans over **3,000 feet of rugged, glacier-polished rocky shoreline**, contrasted by a rare **150-foot soft sand beach** tucked away in a sheltered bay. The extensive docking infrastructure is strategically positioned to remain protected from the prevailing south-westerly winds.



Boathouse & Docking

A substantial boathouse and serene waterside sauna cabin highlight the waterfront amenities, with docking protected from prevailing winds.



World-Class Angling

Direct boat access to the Sturgeon River, Campbell's Bay, and the dramatic deep-water channels of the West Arm and French River — all renowned for year-round angling.



Interior Trails

An established network of interior trails traversing scenic gullies and lookout points throughout the island's pristine natural ecosystem.



Private Sand Beach

A rare 150-foot soft sand beach tucked in a sheltered bay — an extraordinary feature for a Canadian Shield island property of this nature.

An Unrivaled Corporate Retreat

Île-aux-Chênes is uniquely positioned as a **premier corporate retreat** and an elite, tax-advantageous asset for forward-thinking organizations. While most island properties are logistically unfeasible for corporate use due to seasonal limitations and restricted footprints, this estate is fully engineered for grand-scale, all-season operations.

1

Board Meetings

The dramatic 25-foot great room serves as a spectacular, distraction-free environment for high-level strategy sessions

2

Team Summits

Host high-impact team-building events and executive retreats year-round, just four hours from Toronto

3

Client Hospitality

Exclusive summer boating excursions or intimate winter lodge retreats for premier client appreciation events

i Because the compound is built for true four-season living and sits less than four hours from Toronto, companies can host high-impact events and corporate hospitality year-round — a capability no comparable island property can match.

Access, Utilities & Infrastructure

Logistics and modern conveniences are flawlessly integrated into this off-grid setting. The property is a masterclass in seamlessly blending wilderness seclusion with the comforts and reliability of a fully serviced estate.

Power & Connectivity

A **heavy-duty submarine hydro cable** brings mainland power directly to the island, ensuring uninterrupted electricity and modern conveniences in a completely off-grid setting.

Arrival Experience

Arrival at the lodge is an experience in itself — accessible via a **majestic grand staircase** or a private ATV path that winds gracefully up the elevation from the waterfront.

On-Island Structures

- Double garage for vehicle storage
- Two storage sheds
- Charming gazebo
- Outdoor stone fireplace
- 4,000 sq ft of wraparound decking
- Waterside sauna cabin
- Substantial boathouse

Exclusive Mainland Property

To ensure a truly premium and seamless transition to the island, an exceptional mainland property is available for purchase. This feature eliminates the need for crowded public or local marinas, granting owners and guests their own entirely private, dedicated launch point.



Exclusive Docking

Private docking facilities in a quiet, sheltered bay — no shared marinas, no public access



Garage & Boathouse

Substantial garage and boathouse structure for secure vehicle and marine equipment storage



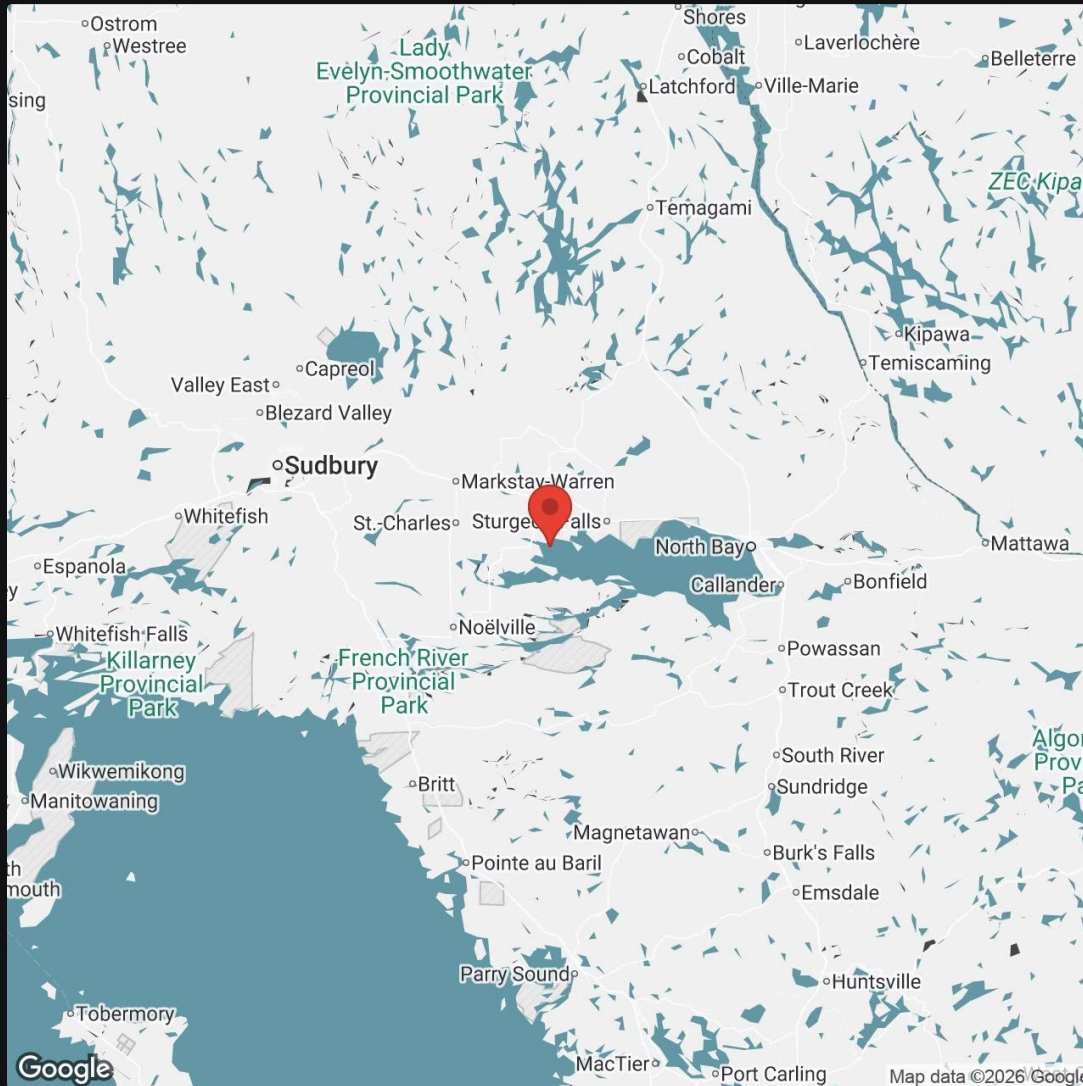
Year-Round Access

Effortless, private vehicle-to-boat transitions across all four seasons without compromise



Full pricing, structural specifications, and further details regarding this mainland parcel can be shared upon request. This optional purchase is not included in the standard island purchase price.

Location & Setting



Northern Ontario, Canada

Positioned on **Lake Nipissing** in Northern Ontario, the island is surrounded by expansive Crown land, ensuring an unprecedented buffer of privacy and a completely sovereign island experience.

4 Hours from Toronto

Unlike remote wilderness properties that require significant travel, Île-aux-Chênes offers the rare combination of absolute seclusion with practical accessibility from Canada's largest city.

Navigational Access

Direct boat access to the **Sturgeon River**, Campbell's Bay, the West Arm, and the legendary **French River** — one of Canada's most celebrated waterways.

FREEHOLD

PRIVATE ISLAND

DEVELOPED

AVAILABLE

A Legacy for Generations

Île-aux-Chênes stands as one of the most remarkable private island offerings in North America. Its value is deeply rooted in its scale, the exceptional quality of the log construction, and a rare geographic layout that allows for seamless winter ice access alongside elite summer boating.

1

Rare Scale

20 acres with dramatic 40-foot elevation, 270° views, and over 3,000 feet of diverse shoreline — a combination found nowhere else on the market

2

Turnkey Luxury

Built in 2009 with bespoke log furnishings included, mainland power via submarine cable, and all infrastructure in place for immediate occupancy

3

True Four Seasons

Engineered for 365-day living — the only private island of this caliber offering seamless year-round access just four hours from Toronto

4

Legacy Investment

An acquisition for a collector of rare landholdings — a self-contained paradise where families and organizations create stories that endure for generations

Île-aux-Chênes • Northern Ontario, Ontario, Canada • CAD \$3,950,000 • 20 Acres • Available



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