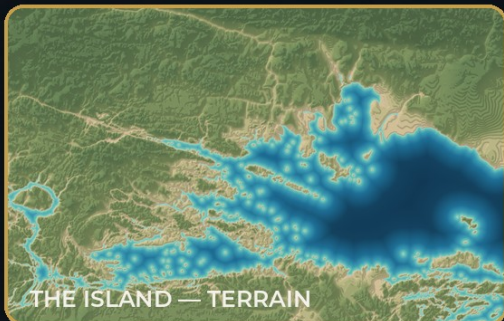


PRIVATE ISLANDS INC.

ÎLE AUX CHÊNES

LAKE NIPISSING, ONTARIO



THE ISLAND — TERRAIN

20 ACRES · FREEHOLD
4,000 SQ FT LOG LODGE · BUILT 2009

46.308°N 80.120°W

ELEVATION — HILLTOP 682 FT



THE ESTATE

At a Glance

LOCATION	Lake Nipissing, Ontario
TITLE	Freehold
LAND AREA	20 acres
LODGE	4,000 sq ft, built 2009
SHORELINE	3,000+ ft
HILLTOP	682 ft

FEET OF SHORELINE

Rocky Shield shore, a 150-foot sand beach in a sheltered bay, and deep-water channels running out to the West Arm.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	20 acres
TITLE	HILLTOP
Freehold	682 ft
WATERS	ISLAND
Lake Nipissing	West Hardwood Island

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REGION — NORTHERN ONTARIO

Lake Nipissing is the crossroads lake of Northern Ontario — an island-dotted Shield lake between the Ottawa valley and Georgian Bay, drained west by the French River. North Bay anchors its eastern shore; the lake's western bays, the West Arm among them, stay wild, forested and sparsely settled.





THE SETTING

The West Point of West Hardwood Island

The estate holds the western point of West Hardwood Island, a long forested island in Lake Nipissing's western basin. The island's remaining acres are Crown land, so the compound sits inside an unbroken buffer of forest and rock — the privacy the listing promises is geographic, not landscaped.

THE LODGE

A Grand Lodge, Built 2009

Built in 2009, the lodge pairs the warmth of a historic grand lodge with modern luxury craftsmanship, raised 40 feet above the water for 270-degree views that run the full arc of the sun, from sunrise to sunset.

THE GREAT ROOM

Twenty-Five Feet of Air

The hexagonal great room rises 25 feet around a 12-foot-wide central fire pit carried on six massive stone pillars, with the barn-wood kitchen and living areas converging beneath it — a room built for board meetings and family gatherings alike.

THE SUITES

Rooms of Their Own

A split-level primary suite with its own stone fireplace, an ensuite guest bedroom with a fireplace, and a flexible study fill the lodge; guests take the separate two-bedroom cottage. Hand-crafted log furniture is included throughout.





LAND AND WATER

Rock, Sand and Open Water

More than 3,000 feet of glacier-polished rocky shoreline ring the point, broken by a rare 150-foot soft sand beach tucked into a sheltered bay. The docks sit protected from the prevailing south-westerly winds, beside a substantial boathouse and a waterside sauna cabin, with deep-water channels opening to the Sturgeon River, Campbell's Bay, the West Arm and the French River.

KNOWN FOR

Four-season scale — a grand log lodge engineered for 365-day use, with winter ice access alongside elite summer boating.

JULY HIGH $\pm 75^{\circ}\text{F}$ · JANUARY LOW $\pm 6^{\circ}\text{F}$



BY BOAT AND ICE

Across the Water

The estate is reached by boat from the mainland shore — Verner lies 7 miles straight-line to the north, Sturgeon Falls 10 — and in winter the frozen lake becomes the road, with ice access for snowmobiling and ice fishing. An optional mainland parcel with private docking and a garage/boathouse is offered separately, giving owners their own launch in a sheltered bay.

THE GATEWAY

Four Hours from Toronto

The listing puts the drive from Toronto at about four hours. North Bay, the region's city, lies to the east, and its Jack Garland Airport is 33 miles straight-line — the practical air gateway, with the final leg made by boat across the lake.

DISTANCES — STRAIGHT LINE

Verner 7 mi · Sturgeon Falls 10 mi · North Bay Airport 33 mi

ONE POINT • 20 ACRES • FOUR SEASONS

LOCATION

On the Map

LAKE NIPISSING • NORTHERN ONTARIO, CANADA



GALLERY

The Estate in Frames



The covered log porch



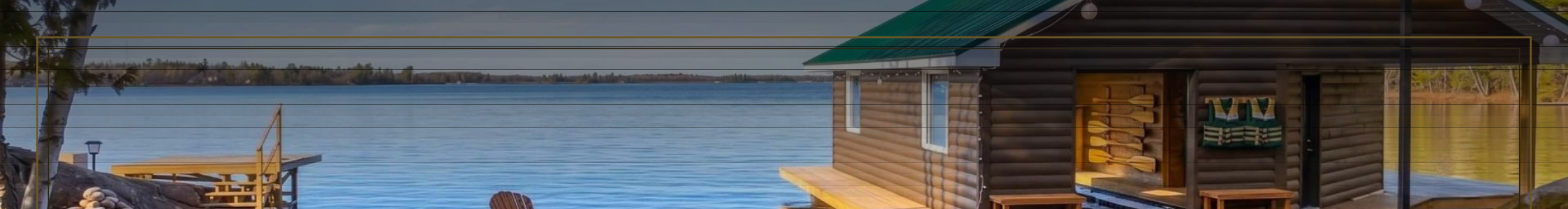
The barn-wood kitchen



Inside the sauna cabin



A bedroom in warm timber



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ÎLE AUX CHÊNES

LAKE NIPISSING, ONTARIO

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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info@privateislandsinc.com

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