



PRIVATE ISLANDS INC.

Île aux Chênes

WEST HARDWOOD ISLAND - LAKE NIPISSING - NORTHERN ONTARIO

On the glassy reaches of Lake Nipissing, twenty private acres rise forty feet above the water - and on that perch sits one of Canada's great wilderness lodges. Built in 2009 from massive custom logs, the 4,000-square-foot main lodge wraps a 25-foot hexagonal great room around a twelve-foot fire pit held by six stone pillars. A two-bedroom guest cottage, a boathouse, and a lakeside sauna complete a compound that never closes: summer belongs to deep-water boating, winter to ice fishing and snowmobiles, all of it four hours from Toronto.

CAD 3,950,000

20 ACRES - 4,000 SQ FT LOG LODGE - 3,000 FT SHORELINE - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 3,950,000
LOCATION	West Hardwood Island, Lake Nipissing, Northern Ontario, Canada
ACREAGE	20 acres (plus ~230 acres surrounding Crown land)
MAIN LODGE	4,000 sq ft custom log lodge (2009), 25-ft great room
GUEST COTTAGE	Separate two-bedroom cottage
SHORELINE	3,000+ ft, incl. 150-ft sand beach
GREAT ROOM	25-ft hexagonal, 12-ft fire pit, 6 stone pillars
PRIMARY SUITE	Split-level, private stone fireplace
ACCESS	4 hours from Toronto, year-round
POWER	Submarine hydro cable
TENURE	Freehold
STATUS	Available

CROWN LAND BONUS

The island sits within ~230 acres of surrounding Crown land - effectively yours to enjoy for free. You will never see another soul: miles of pristine trails, complete privacy, and zero property tax on the Crown acreage. It is like owning 250 acres.

ISLAND VITALS

ELEVATION	COORDINATES
40 ft above the water	46.465°N, 80.194°W (approx.)
SHORELINE	WATERS
Rocky coast, 150-ft beach	Lake Nipissing





THE ESTATE

A Canadian Shield Masterpiece

There is a particular feeling to a Canadian Shield island in the first light - granite still cool from the night, mist lifting off black water, the day's first loons calling across the bay. Île aux Chênes was built to hold that feeling and never let it go. The main lodge, raised in 2009, is a study in honest materials: hand-set logs, quarried stone, barn wood, and glass positioned to drink in a 270-degree sweep of lake and sky. From its perch forty feet above the shoreline, the house follows the sun from first light to last.

FOUR SEASONS

The Ultimate Toronto Legacy

Most storied island addresses in Ontario go dark by October. This one does not. Engineered for all twelve months, the estate moves between two glorious lives: summers of open-water boating through the deep channels of the West Arm and French River country, and winters when the frozen lake becomes a highway for snowmobiles and a hard-water fishery of genuine renown. Few private islands anywhere offer this combination of scale, finish, and true 365-day use - and almost none sit within a half-day's drive of Toronto.

RETREATS

An Unrivaled Corporate Retreat

Beyond the family legacy, the island answers a rarer brief: the corporate retreat that actually works. A 25-foot great room built for gathering, sleeping quarters for principals and guests, kitchens and infrastructure sized for catered events - and, crucially, an island that can be reached in February as easily as in July. Board sessions, leadership summits, and client hospitality gain something no downtown venue can offer: total seclusion, forty feet above one of Ontario's great lakes, with the whole of the property as the breakout room.

RESIDENCES

Property Details

The Main Lodge (2009) delivers 4,000 sq ft of custom log construction: a dramatic 25-ft hexagonal great room wrapped around a 12-ft central fire pit on six stone pillars, a barn-wood kitchen, a split-level primary suite with its own stone fireplace, an ensuite guest bedroom with fireplace, and a study. The Guest Cottage sleeps visitors in two bedrooms, entirely independent of the main house. Throughout, bespoke hand-crafted log furniture is included - the lodge aesthetic is complete down to the last chair.





SHORELINE

Land and Water

Twenty acres of classic Shield terrain: glacier-polished rock, mature forest, and more than 3,000 feet of shoreline tracing coves and points around the island. A 150-foot sand beach hides in a sheltered bay - a genuine rarity on these rocky coasts. The docks sit tucked against the island's lee, sheltered from the prevailing south-westerlies, with a substantial boathouse and a sauna cabin at the water's edge. From the dock, open water leads to the Sturgeon River, Campbell's Bay, and the deep channels of the West Arm and French River - waters famous across North America for year-round angling.

KNOWN FOR

The crown jewel of Lake Nipissing: a true four-season estate where Muskoka and Georgian Bay islands close for winter. Deep-water summer boating, world-class ice fishing, and a 2009 custom log lodge - all within four hours of Toronto.



LOGISTICS

Access and Utilities

The island runs on mainland power delivered by a heavy-duty submarine hydro cable - off-grid in feeling, on-grid in comfort. Arrival is by boat in summer and across the ice in winter; the lodge itself is reached by a grand staircase or a winding private ATV path. A double garage, two storage sheds, a gazebo, and an outdoor stone fireplace set into 4,000 square feet of wraparound decking handle the practical side of island life. A private mainland launch property is available by separate purchase for owners who want their own dedicated departure point.

OWNERSHIP

Lifestyle and Value

What the island really sells is continuity: one family, one place, every season, for generations. Interior trails thread the gullies and lookout points; the surrounding Crown land guarantees the viewshed and the silence in perpetuity. This is the rare Canadian island that asks for no compromise between wilderness and comfort - and no compromise between summer and winter either.

270-DEGREE VIEWS · 40 FT ELEVATION · 365-DAY ACCESS

LOCATION

On the Map

LAKE NIPISSING - NORTHERN ONTARIO - CANADA

LOCATION



Straight-line distances, approximate • Coastline: Natural Earth

ÎLE AUX CHÊNES

Lake Nipissing, Northern Ontario • 46.465°N, 80.194°W (approx.)

DISTANCES

North Bay	37 mi
North Bay Airport (YSB)	37 mi
Toronto	199 mi
Ottawa	228 mi

ELEVATION & CLIMATE

Lodge perch	40 ft above the water
Summer high (Jul avg)	75°F
Winter low (Jan avg)	6°F
Lake water temp	32-72°F

ACCESS

- 4-hour drive from Toronto
- Year-round: summer boat, winter ice access
- Private mainland launch available (optional purchase)

Straight-line distances, island marker approximate.
Sources: [climate-data.org](#), [seatemperature.info](#) (10-yr avg),
[geocoded locations](#).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Île aux Chênes

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CAD 3,950,000

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