

Brown Island

SOYERS LAKE - MINDEN HILLS - ONTARIO - CANADA

Brown Island is a 7-acre private island on the clear waters of Soyers Lake in Minden Hills, Haliburton County — a turnkey cottage estate wrapped in 2,903 feet of shoreline, held as a freehold title. A custom-built bungalow with walls of glass faces the water from the island's heart, while a screened Muskoka Room, private dock, and water-only access complete the picture: sunrise swims, loon calls at dusk, and not another soul in sight.

CAD 2,495,000

7.00 ACRES - SOYERS LAKE - 2,903 FT SHORELINE - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 2,495,000
LOCATION	Soyers Lake, Minden Hills, Haliburton County, Ontario, Canada
ACREAGE	7.00 acres, freehold
SHORELINE	2,903 ft of pristine, mixed deep-and-shallow shoreline
MAIN COTTAGE	Custom bungalow, 1,500–2,000 sq ft, 12 rooms, 3 bedrooms
PRIMARY SUITE	Main-floor suite with large walk-in closet
LIVING	Open-concept living with walls of windows; screened Muskoka Room
HEATING	Electric forced-air + woodstove
WATER	Drilled well
SEPTIC	Fully approved septic system
DOCKING	Private dock infrastructure
ACCESS	Water-only access — mainland a short boat ride away
POWER	Mainland power service
TENURE	Freehold
STATUS	Available

ISLAND + SECOND PARCEL

Brown Island arrives with a rare bonus — a second mainland parcel accompanies the island, adding dock staging, storage, and future flexibility to an already exceptional holding. Few Haliburton private islands offer the pair.

ISLAND VITALS

SHORELINE	WATERS
2,903 ft of pristine shoreline	Soyers Lake, Haliburton Highlands
COORDINATES	TENURE





THE ISLAND

Soyers Lake's Private Shore

Soyers Lake lies in the heart of the Haliburton Highlands — a clear, spring-fed lake set among rolling Canadian Shield forest, ten minutes by water and road from the town of Minden. Brown Island claims one of its most private footprints: 7 acres of maple, pine, and granite rising from 2,903 feet of shoreline, with nothing to see across the water but trees and sky. This is Ontario cottage country at its most elemental — close enough to reach for the weekend, far enough to feel entirely apart.

THE SETTING

Granite, Pine, and Still Water

The island's topography is classic Haliburton: flat, rolling, and beautifully wooded ground, a diverse shoreline mixing clean deep-water swimming entries with gentle shallow coves. It is built for the full arc of the day — breathtaking sunrises over shimmering water in the morning, long light across the lake at midday, and fiery sunsets painting the northern sky each evening.

RESIDENCES

The Custom Cottage

At the island's heart stands a custom-designed bungalow of 1,500 to 2,000 square feet — a bright, open-concept living space wrapped in walls of windows that frame panoramic lake views from almost every seat. A cozy woodstove anchors cool evenings, and the adjacent screened Muskoka Room extends the living space into the warm months. Three bedrooms, including a main-floor primary suite with a large walk-in closet, sleep the family and guests in comfort.

COMFORT

Serviced & Turn Key

Everything is in place for four-season comfort: electric forced-air heating, a drilled well, a fully approved septic system, and mainland power. Arrive by boat to the private dock, step ashore, and the kettle is on — this is a genuine turn-key island estate, cherished for years and ready for its next chapter.





TERRAIN

Land and Water

2,903 feet of pristine shoreline encircle Brown Island — clean, deep-water entries for swimming and boating on one side, gentle shallow coves on the other. Over seven acres of flat, rolling, beautifully wooded terrain rise from the water in maple and pine, with hidden corners to explore and views that never repeat twice. The island catches magnificent light all day, from sunrise to the fiery northern sunsets.

KNOWN FOR

One of the few private islands in Haliburton with its own second parcel — a 7-acre freehold estate on Soyers Lake with 2,903 feet of shoreline, a custom glass-walled cottage, and total water-only privacy.



ARRIVAL

Water-Only Privacy

Brown Island is reached by boat — a short ride from the mainland puts a deep-water moat of privacy around the entire estate. The included second parcel offers practical staging on the mainland side: parking, storage, and dock infrastructure for the crossing. A nearby marina keeps fuel and services effortless.

UTILITIES

Fully Serviced

The estate runs on mainland electricity with electric forced-air heating, draws from a drilled well, and treats waste through a fully approved septic system. Complete, modern utility — no compromises, no generators running at midnight, just quiet island comfort.

OWNERSHIP

Lifestyle and Value

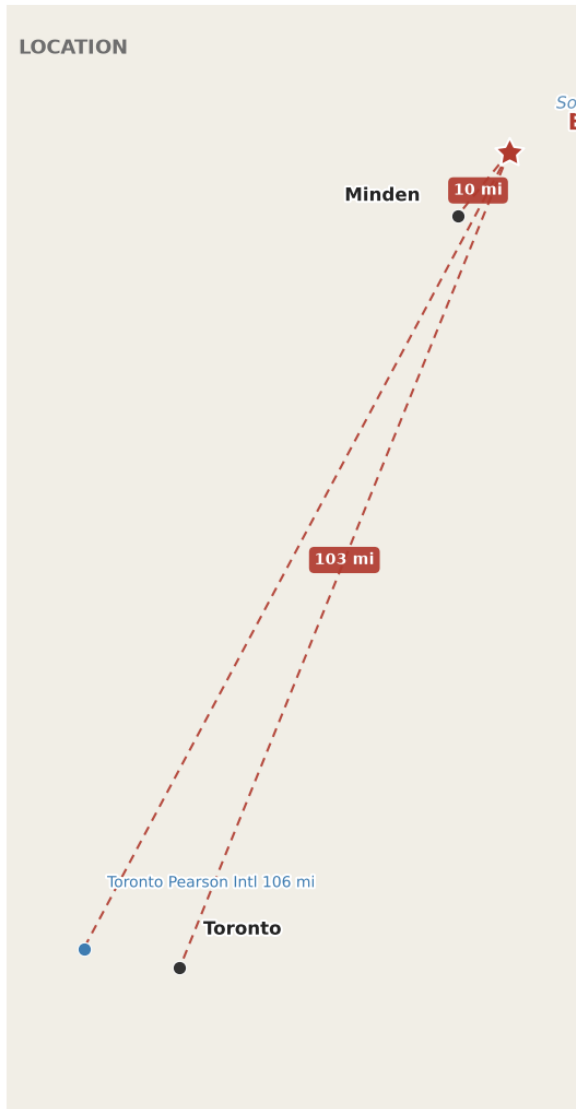
The Haliburton Highlands sit in Ontario's blue-chip cottage belt — fee-simple freehold title, a short drive from Toronto, and a lake-island market with a deep bench of buyers. Ontario buyers take note: the province levies a 25% Non-Resident Speculation Tax on residential land including islands, while the most sought-after 'recreational' islands can sit outside the federal foreign-buyer ban.

7.00 ACRES · 2,903-FT SHORELINE · FREEHOLD

LOCATION

On the Map

SOYERS LAKE - MINDEN HILLS, ONTARIO



BROWN ISLAND

Soyers Lake • Minden Hills, Ontario • 45.03°N, 78.60°W (approx.)

DISTANCES

Minden	10 mi
Toronto	103 mi
Toronto Pearson Intl	106 mi

ELEVATION & CLIMATE

Summer high (Jul avg)	77°F / 25°C
Winter low (Jan avg)	8°F / -13°C

ACCESS

Water-only access — an uncompromising buffer of privacy

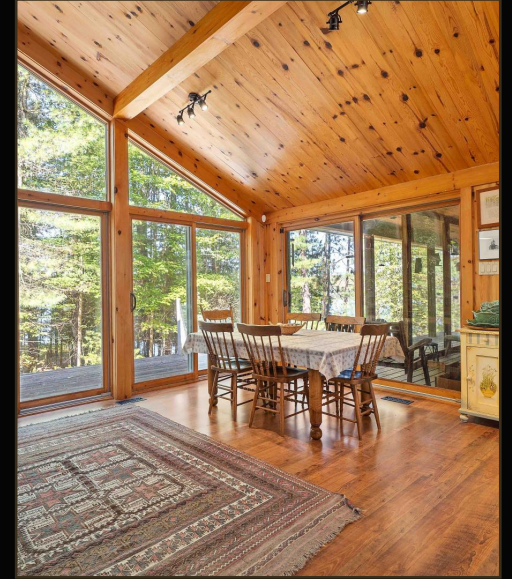
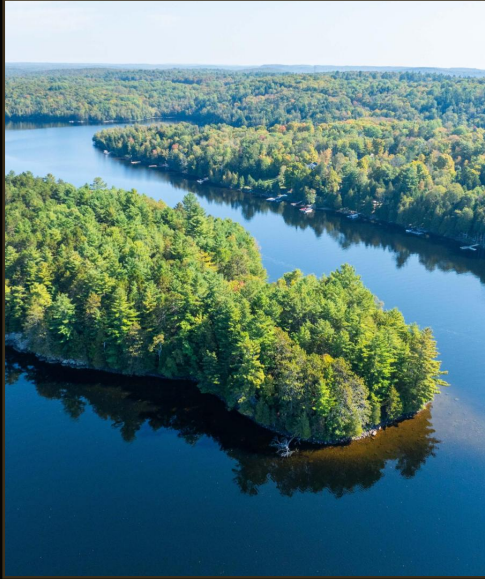
Private docking infrastructure with deep and shallow access points

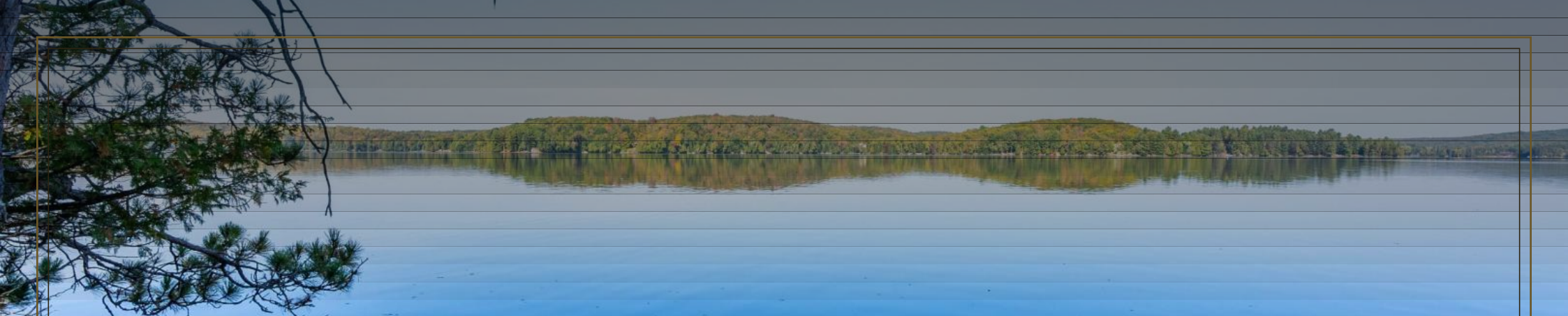
Minden and Haliburton services a short boat-and-drive away

Straight-line distances, approximate.
Sources: listing CMS #3606, realtor legal description,
geocoder (Soyers Lake, Minden Hills), timeanddate.com.

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Brown Island

SOYERS LAKE - ONTARIO

CAD 2,495,000

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