



PRIVATE ISLANDS INC.

REDMOND ISLAND & MAINLAND LOTS

PROSPECT, NOVA SCOTIA, CANADA

Redmond Island is a 15.7-acre island and mainland compound at Prospect, Nova Scotia, centred on a five-bedroom island house with a guest house and barn apartment, 5,000-plus feet of ocean frontage, a white sand beach and a private wharf near Halifax.

CAD 2,799,000

15.7 ACRES • 8 BEDROOMS • 5,000+ FT OF OCEAN FRONTAGE • WHITE SAND BEACH • PRIVATE WHARF

THE ESTATE

At a Glance

PRICE	CAD 2,799,000
LOCATION	Prospect, Nova Scotia
TOTAL LAND	15.7 acres
THE ISLAND	11.75 acres
OCEAN FRONTAGE	5,000+ ft
BEDROOMS	8 across three dwellings
INTERIOR	3,258 sq ft finished
TENURE	Freehold

AN ISLAND WITH ITS OWN MAINLAND

Redmond Island refuses the usual island trade-off: an 11.75-acre island with a furnished five-bedroom cedar house, its own beach and landing, sold with mainland parcels, a guest house, a barn apartment and a 70-foot wharf.

ISLAND VITALS

PRICE	TOTAL LAND
CAD 2,799,000	About 15.7 acres
OCEAN FRONTAGE	SLEEPING
5,000+ feet combined	8 bedrooms, 5 bathrooms
LIVING SPACE	SIGNATURE
3,258 sq ft finished	About 400 ft of white sand beach
MOORINGS	LOCATION
Island float; 70-ft wharf	Prospect; 30 min to Halifax

REGION — NOVA SCOTIA

Nova Scotia is Canada at its most nautical: a rugged Atlantic province where private islands are held in freehold and reached by boat from working fishing villages, yet the capital and its airport sit within easy reach of the shore.





ARRIVAL

The Landing

The island landing sits beside the white sand beach: a 32-foot ramp and float where the boat comes in from Prospect, the village just across the water. Days begin and end at this shoreline, with the house a short walk up through the trees and the open Atlantic beyond the point.

THE MAINLAND BASE

Guest House, Barn and Wharf

Across the water, the mainland lot of just under an acre carries the compound's working base. A compact one-bedroom guest house suits visitors who want island days with a mainland bed, or a caretaker. The barn pairs a two-bedroom apartment above with laundry, garage and workshop space and winter boat storage below. Its 70-foot wharf, with its own ramp and float, gives the compound a solid mainland landing for a larger boat, so vehicles, gear and guests all have a shore side home.

THE RESIDENCE

The Island House

The island residence is a Linwood cedar home of more than 2,000 square feet, planned for relaxed, full-house living rather than cottage compromise. Five bedrooms and three bathrooms, one of them an ensuite, give family and guests proper rooms and proper privacy. The main living space rises to a cathedral ceiling, and the main floor opens to a screened porch, a full-length waterside deck and a covered barbecue deck tucked onto the sheltered side of the house, so there is a comfortable outdoor seat in almost any wind. The house is sold furnished, ready for a first weekend rather than a first shopping trip.

ISLAND TIME

Sauna, Beach and Trails

Down the lane from the house, a separate sauna building with a wood-burning stove turns the walk back into part of the ritual, best finished with a swim off the beach. The island's signature stretch is a white sand beach of about 400 feet beside the island landing, a rare find on this rockbound coast. Close to a kilometre of trails threads the island, so the whole property can be walked, not just viewed from the deck, and because of the way the island sits, the sun comes up over the water and goes down over the water.





THE SETTING

Land and Water

Together the three parcels total about 15.7 acres: the island at roughly 11.75 acres, an undeveloped mainland peninsula of about 2.98 acres, and the roughly 0.98-acre mainland lot with the guest house and barn. Their combined shoreline runs to more than 5,000 feet of ocean frontage, changing character as it goes: several beaches, rocky outcrops, sheltered bays where the water lies quiet, and open shore facing the Atlantic. The island's signature stretch is a white sand beach of about 400 feet beside the island landing, a rare find on this rockbound coast. Inland, close to a kilometre of trails threads the island, and sunrise and sunset both fall over open water.

KNOWN FOR

A private island sold with its own mainland base: guest house, barn apartment and wharf in one package. A roughly 400-foot white sand beach on a rockbound Atlantic coast. Sunrise and sunset both over open water. A furnished, solar-powered island house ready for the first weekend. Island-dotted waters off Prospect that draw boaters and sea kayakers. Halifax in about half an hour.



GETTING THERE

Access

For an island property, access is unusually complete. Boats land on the island at the 32-foot ramp and float beside the white sand beach, and on the mainland at the 70-foot wharf with its own ramp and float, while the mainland parcels at the end of the Prospect community give owners road access, parking and storage for vehicles and boats ashore. Halifax is about 30 minutes away by road and Halifax Stanfield International Airport about 45 minutes, close enough for guests to arrive by air in the morning and be on the island deck by lunch.

SERVICES

Utilities

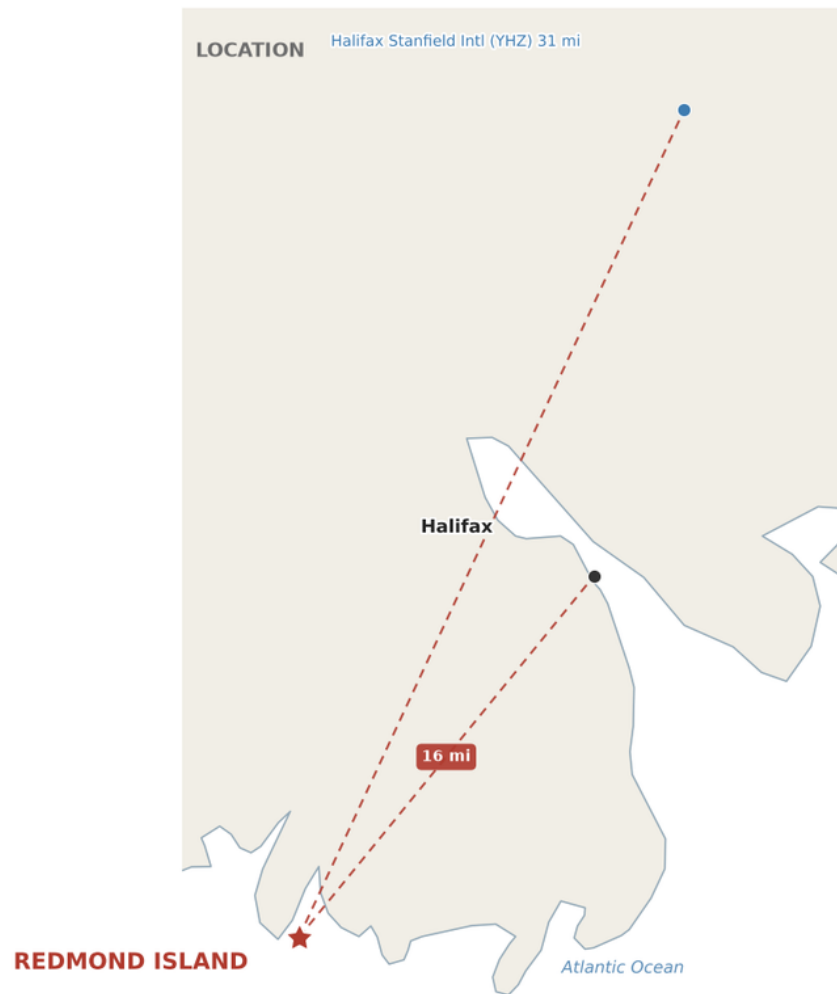
The island house runs on its own systems: a solar array supplies electricity, backed by a Generac generator, with propane as a further fuel source. Water comes from a drilled well supported by a cistern, and the property is on septic. It is off-grid in capability while remaining an easy half hour from a provincial capital. The house is sold furnished and ready to use from the first weekend: a turnkey island home, not a project.

30 MIN TO HALIFAX • 45 MIN TO HALIFAX STANFIELD INTL (YHZ)

LOCATION

On the Map

PROSPECT • NOVA SCOTIA



REDMOND ISLAND

Prospect, Nova Scotia • 44.469°N, 63.779°W

DISTANCES

Halifax	16 mi
Halifax Stanfield Intl (YHZ)	31 mi

ELEVATION & CLIMATE

Island high point	30 ft above sea level
Summer high (Jul/Aug avg)	23°C
Winter low (Jan avg)	-8°C
Ocean water temp	0-17°C

ACCESS

About 30 min by road to Halifax

About 45 min to Halifax Stanfield Intl (YHZ)

Boat landing on the island; 70-ft wharf on the mainland parcels

Straight-line distances, approximate.
Sources: MapCarta / OpenStreetMap;
climate: Environment and Climate
Change Canada 1981-2010 normals
(Halifax Citadel Hill).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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CAD 2,799,000

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