PRIVATE ISLANDS INC.

REDMOND ISLAND

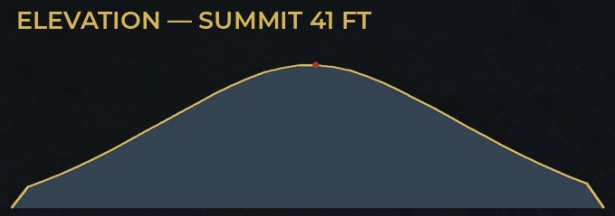
PROSPECT, NOVA SCOTIA, CANADA



15.7 ACRES · FREEHOLD

5,000+ FT OF OCEAN FRONTAGE

44.469°N 63.779°W



THE ESTATE

At a Glance

LOCATION	Prospect, Nova Scotia
TOTAL LAND	15.7 acres
THE ISLAND	11.75 acres
FRONTAGE	5,000+ ft
SLEEPING	8 bd · 5 ba
TENURE	Freehold

AN ISLAND WITH ITS OWN MAINLAND

An 11.75-acre island with house, beach and landing, sold with mainland parcels carrying a guest house, barn apartment and wharf.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
15.7 acres

FRONTAGE
5,000+ ft

SUMMIT
41 ft

SLEEPING
8 bd · 5 ba

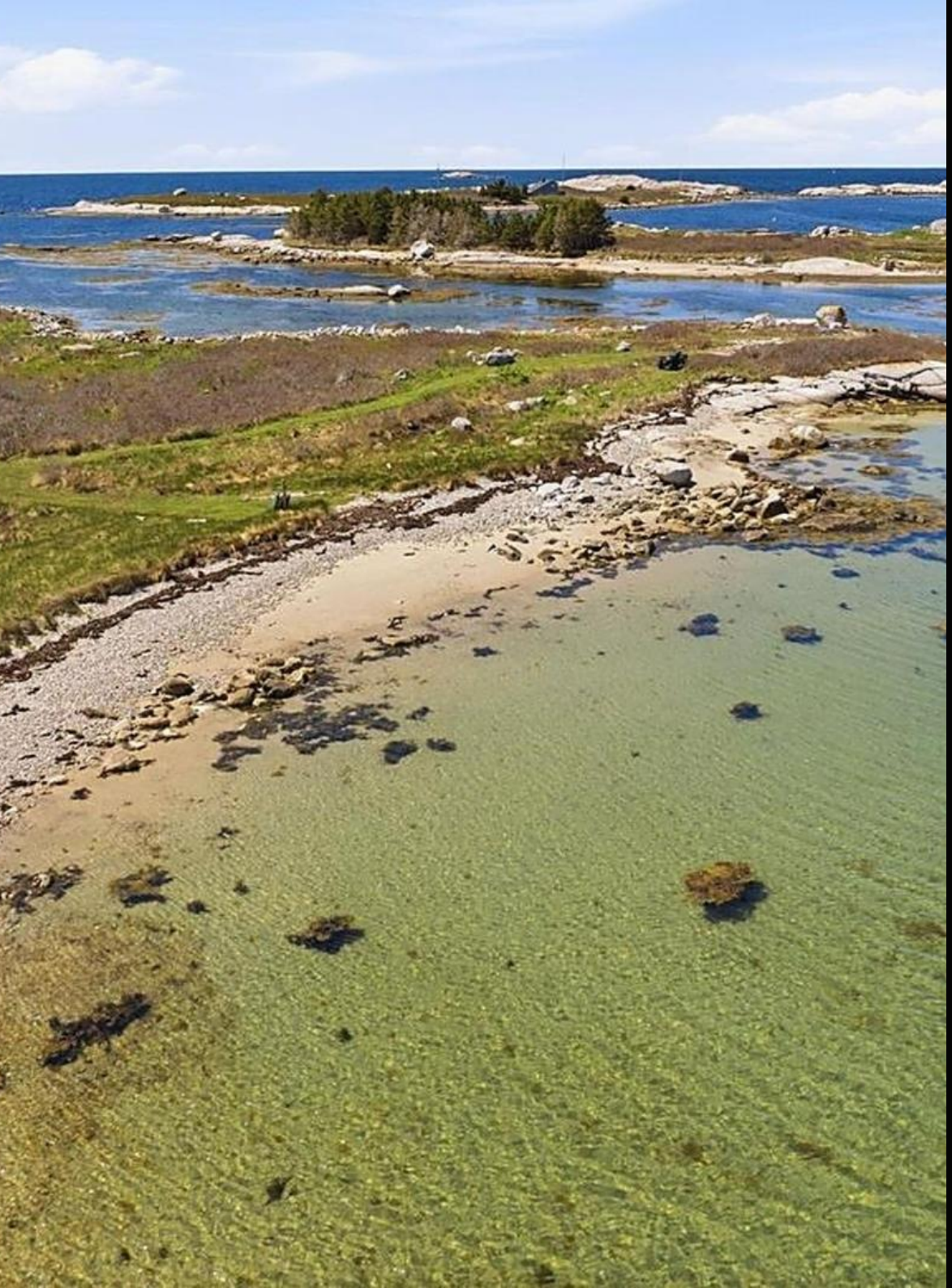
TENURE
Freehold

www.privateislandsonline.com/canada/novascotia/redmond-island-mainland-lots

REGION — NOVA SCOTIA

Nova Scotia is a working Atlantic coast: fishing villages, rocky points and island-dotted bays, with freehold islands reached by boat from the nearest wharf. Yet Halifax, the capital, and its international airport sit within easy reach of the Prospect 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.





LAND AND WATER

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.

DISTANCES — STRAIGHT LINE

Prospect 1 mi · Halifax 16 mi · Halifax Stanfield Int'l (YHZ) 31 mi

ONE ISLAND • TWO MAINLAND PARCELS • THREE DWELLINGS

LOCATION

On the Map

PROSPECT • NOVA SCOTIA



GALLERY

The Estate in Frames



The island landing and float



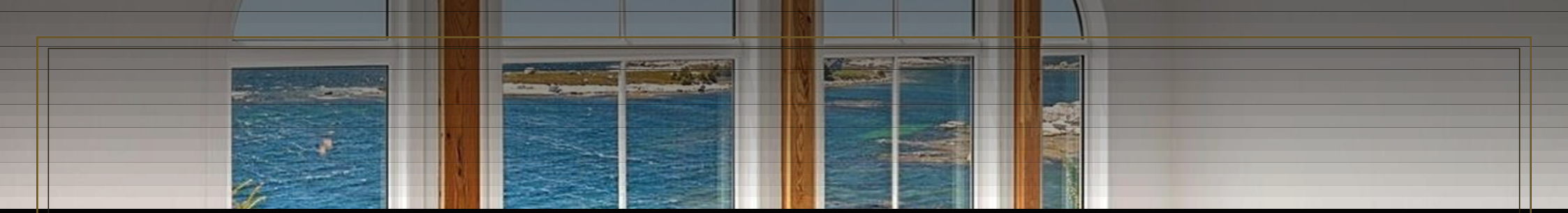
The waterside deck, facing the Atlantic



The island house kitchen



A bedroom facing the water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

REDMOND ISLAND

PROSPECT, NOVA SCOTIA, CANADA

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.

www.privateislandsonline.com/canada/novascotia/redmond-island-mainland-lots

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