



PICNIC ISLAND

YOUR OWN PRIVATE ISLAND

www.GeorginaRatcliffe.com

Urban Connections | International Affiliates

An Islander for over 50 Years!

Georgina Ratcliffe, Sales Representative | 416.925.9191

**CHESTNUT
PARK**
REAL ESTATE LIMITED, BROKERAGE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE | 100 - 1300 YONGE STREET, TORONTO ONT, M4T 1X3

PICNIC ISLAND

Your own private 1.49 ac island is waiting for you. Minutes from Gananoque and the Bateau Channel, Picnic Island offers views of The Bateau Channel, The 40 Acres and quiet waters between islands. The cottage, circa 1985, has 4 bedrooms and 2.5 baths. The cottage offers pine floors, beamed, cedar ceilings, a stunning granite floor to ceiling fireplace with a heatilator fan, a huge screened porch with both a dining area and a sitting area, walk-outs from most rooms and all bedrooms, awesome views, a fixed dock, a floating dock, a floating boat port and a well. The sunsets and the sunrises from this island are magical. The cottage is being sold fully furnished and ready to move into.



Size: 6,037 m2, 1.49 acres as per Geowarehouse

Legal Description: Island 2 Admiralty Group Pl 120 in St Lawrence River In Front of TWP Leeds/Thousand Islands.

Taxes: \$9,675.00 (2021)

Price: \$1,389,000

Possession: 30-60 Days or To Be Arranged

The information and measurements contained herein have been supplied by third parties. Buyers should satisfy themselves as to their accuracy.

PICNIC ISLAND

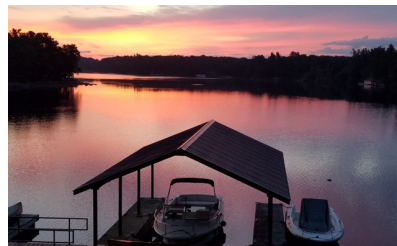
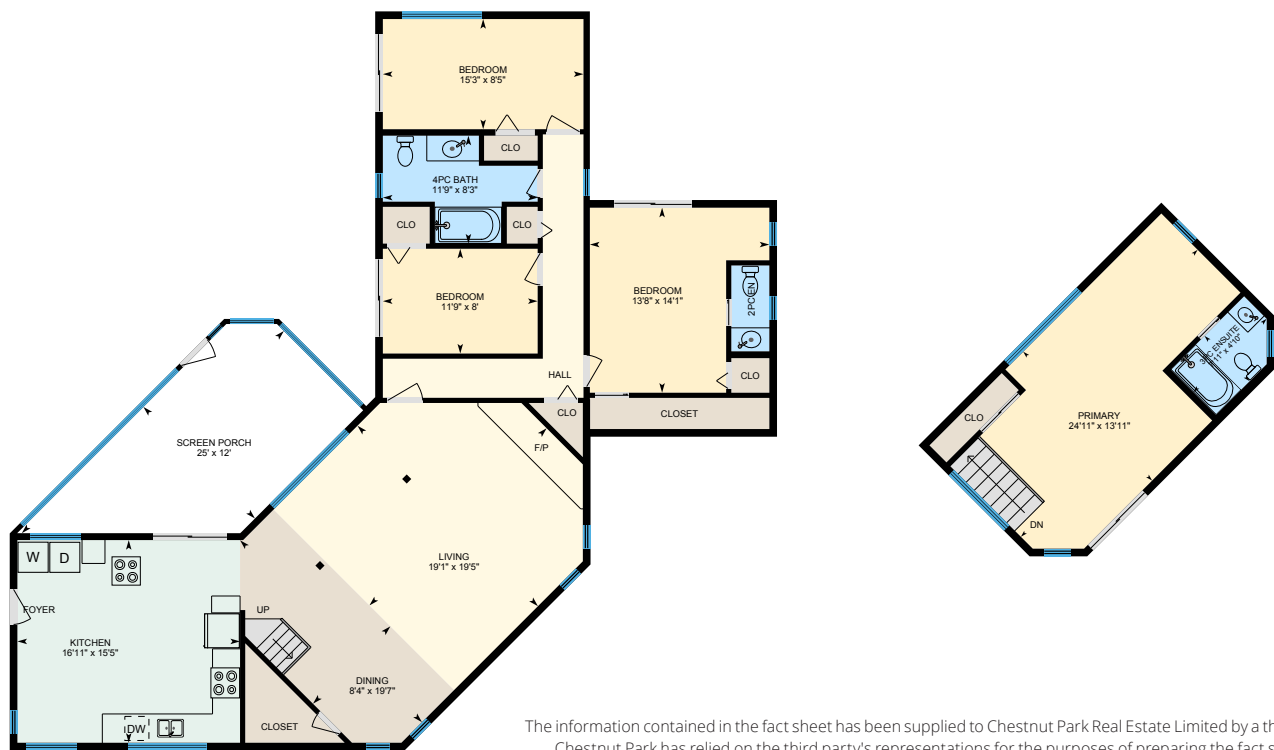


PICNIC ISLAND

The Canadian 1000 Islands is one of Canada's best known, least visited vacation paradises. It is one of Canada's National Parks and is part of the Ontario Provincial Parks network. This combined with it being a UNESCO Biosphere Reserve makes it a unique area indeed. Development has been carefully guarded and as a result, its natural beauty has been maintained and the area has not been over developed. Owning a property in The 1000 Islands is very special.

Another unique feature of the area is its proximity to the USA, literally across the river on its south shore. Although the international border runs down the "middle" of the river, residents and visitors cross it regularly to visit, play and dine. The areas on both sides of the river offer interesting theatre, great restaurants, wonderful wreck diving (on some very old and historical wrecks), fun small boat sailing, excellent waterskiing/wakeboarding, an internationally renowned antique boat museum, antique fairs, interesting farmers markets and lots more.

The 1000 Islands are internationally accessible by car, bus, train and plane. Ottawa is just over an hour away by car, Toronto about 2.75 hours and Montreal about 2.5. Syracuse, in the USA is about 2 hours.



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