

# \$1,490,000 - 1 BRILL'S Island

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## Listing ID: 40626087

**\$1,490,000**

3 Bedrooms, 1 Bathrooms, 17.3 acres

Single Family

1 BRILL'S Island, Nipissing Twp, Ontario,  
P0H1H0

Resting just off the South-Eastern shores of Lake Nipissing, in the Nipissing Beach area sits this stunning property known as Brills Island. Sitting at just over 17ac, there is plenty of space to roam the historic paths. From the southern cove, harbouring a 200ft natural sand beach, to the exposed Canadian Shield on Sunset point and through to the centre of the island where there sits a 1150sq.ft main cottage and a 450sq.ft bunkie with attached shop, this island retreat has plenty of room to find your inner peace. The focal point of the main cottage is the large common / living room with vaulted ceilings and centred by a wood burning fireplace. The dining room sits just off the kitchen, flanked by the 2 main floor bedrooms and ladder access to the 3rd, loft bedroom. Oversized windows in all the principal rooms bring plenty of natural light into the cottage. Even though there is a rustic comfort running throughout the entirety of the cottage, there are signs that this property has been well managed over the years - a quality steel roof, the full septic system, well constructed gazebo and comfortable deck space to name a few. The secondary building houses the maintenance shop as well as a main floor bedroom and a relaxing lounge area on the

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2nd floor for extended family or guests.

Throughout the property there are other out-buildings including a beachfront sauna, dock shed and 2 out houses. Lake Nipissing is well known for amazing fishing and extended boating. Low taxes due to a designation as a Managed Forest by the Ministry of the Environment. Accessing this boat access property is by way of your own deeded landing area, located just a stone's throw from the island. Located 30 minutes from North Bay & 3 hours from the north end of Toronto, Brills Island is really something to be seen to be appreciated - for the history that lies there, what it is now and what it could be to your family. (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage, Port Carling