

Whitefish Bay

WHITEFISH BAY - LAKE OF THE WOODS - NORTHERN ONTARIO - CANADA

Whitefish Bay Private Island is a two-acre, turn-key freshwater estate on the world-renowned waters of Lake of the Woods — ten minutes by boat from Sioux Narrows, Ontario. A 1,296-square-foot main residence, comprehensively renovated in 2023 with four bedrooms and three baths, is joined by a private two-bedroom guest cottage, a rare natural sand beach, and wraparound decks that capture panoramic water views from every vantage point. The true luxury here is infrastructure: 200-amp mainland hydro power, triple-filtered UV-treated water, and deep-water docking for a whole fleet — a move-in-ready island for the family that wants Canadian Shield seclusion without the operational headaches of remote island life.

CAD 1,595,000

2.00 ACRES - LAKE OF THE WOODS - 4-BEDROOM MAIN RESIDENCE - MAINLAND HYDRO

THE ESTATE

At a Glance

PRICE	CAD 1,595,000
LOCATION	Whitefish Bay, Lake of the Woods, Northern Ontario, Canada
ACREAGE	2.00 acres, titled land
MAIN RESIDENCE	4 bedrooms, 3 bathrooms, renovated 2023
GUEST COTTAGE	Separate 2-bedroom, 1-bathroom cottage
BEACH	Natural sand beach with gentle water entry
POWER	Rare 200-amp mainland hydro service
WATER	Triple-filtration system with UV light
HEATING	Electric baseboard heating + cozy fireplace
INTERIOR	Vaulted wood ceilings, custom kitchen with oversized island
DOCKING	Floating sports dock, multiple deep-water slips
ACCESS	Boat from Sioux Narrows docks (10 min)
TENURE	Titled land
STATUS	Available

200-AMP MAINLAND HYDRO

Most lake islands run on generators and compromises — Whitefish Bay is wired straight to the mainland grid with 200-amp hydro. Silent nights, full-power appliances, electric baseboard heat, and triple-filtered UV water: a suburban-grade home in the middle of Lake of the Woods.

ISLAND VITALS

ELEVATION	COORDINATES
Lake surface 1,060 ft	49.38°N, 94.12°W (approx.)
WATERS	ACREAGE
Whitefish Bay, Lake of the Woods	2.00 acres, titled





THE ISLAND

A Private Bay, Your Own Shore

Lake of the Woods is one of North America's great freshwater seas — more than 4,300 square kilometres of water, over 100,000 kilometres of shoreline, and some 14,000 islands scattered along the Manitoba and Minnesota borders. Whitefish Bay is its sheltered eastern reach, and this two-acre island sits right in it: granite edges, native pines, and open water in every direction. It is the classic Canadian Shield island — except it comes fully developed, fully renovated, and ten minutes from a town.

THE SETTING

Shield Granite, Tall Pines

Custom stone walking trails wind through native pines and granite outcrops across the island, past a built-in underground sprinkler system that keeps the grounds groomed. A rare natural sand beach gives the water a gentle entry point for swimming, while deep-water slips off the floating sports dock are ready for the fleet — from fishing boats to visiting friends' cruisers. The estate stands on solid concrete foundations and pilings, engineered for the long haul.

RESIDENCES

Main House, Guest Cottage

The 1,296-square-foot main residence is an architectural four-bedroom, three-bathroom home in a bright open-concept layout — comprehensively updated in 2023 with a custom kitchen built around an oversized island, vaulted wood ceilings, and a cozy fireplace. A separate two-bedroom, one-bathroom guest cottage keeps visiting friends and family comfortable and completely independent.

OUTDOOR LIVING

Decks, Beach, and Hot Tub

The whole estate is oriented to the water: wraparound decks run the perimeter of the main residence, a private hot tub sits above the shore, and the natural sand beach is steps away. Long summer evenings at 49 degrees north mean sunset arrives late — and this western-facing island catches every minute of it.





TERRAIN

Land and Water

Surrounded by the crystal-clear waters of Whitefish Bay, the island pairs untouched Shield scenery — towering pines, granite outcrops, walking trails — with genuinely usable water frontage: a sand beach for swimming, a floating sports dock, and multiple deep-water slips. Lake of the Woods is celebrated for its fishery — walleye, muskie, crappie, northern pike, lake trout — so the morning's first cast is a boat-length from the deck.

KNOWN FOR

A turn-key, hydro-powered island estate ten minutes from Sioux Narrows — four-bedroom main residence renovated in 2023, separate guest cottage, natural sand beach, and deep-water docking on one of North America's finest freshwater fisheries.



ARRIVAL

Ten Minutes from Town

Most private islands trade seclusion for logistics — Whitefish Bay refuses the trade. It is roughly ten minutes by boat from the Sioux Narrows docks, so provisioning, guests, and the marina are always close at hand. Kenora and its regional airport (YQK) sit about thirty miles up the lake; Winnipeg is the nearest major city.

UTILITIES

Genuinely Serviced

The island's standout feature is its 200-amp mainland hydro electric service — a rarity among private lake islands — backed by electric baseboard heating and a triple-filtration water system with UV light. Concrete foundations and pilings, an underground sprinkler system, and a 2023 renovation throughout mean this is a house that runs itself.

OWNERSHIP

Lifestyle and Value

Northern Ontario's lake-island market is one of the most established in Canada — freehold-titled islands on Lake of the Woods have drawn multi-generational families for decades, and this is the rare turn-key entry with no deferred work. Whether stewarded as a family heirloom or a sporting retreat, Whitefish Bay is an uncompromised freshwater lifestyle purchase minutes from civilization.

2.00 ACRES · 10 MIN FROM SIOUX NARROWS · 200-AMP HYDRO

LOCATION

On the Map

LAKE OF THE WOODS - NORTHERN ONTARIO



Straight-line distances, approximate • Coastline: Natural Earth

WHITEFISH BAY

Lake of the Woods • 49.38°N, 94.12°W (approx.)

DISTANCES

Sioux Narrows	3 mi
Kenora Airport (YQK)	30 mi
Kenora	31 mi
Winnipeg	140 mi

ELEVATION & CLIMATE

Lake surface	1,060 ft above sea level
Summer high (Jul avg)	80°F
Winter low (Jan avg)	-7°F

ACCESS

10-min boat transit from Sioux Narrows docks
floating sports dock, multiple deep-water slips
200-amp mainland hydro power on the island

Straight-line distances, approximate.
Sources: Wikipedia, latitude.to, Wanderlog (see sources.txt).

GALLERY

The Island in Frames





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Whitefish Bay

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CAD 1,595,000

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