

Round Island

BRAS D'OR LAKE • NOVA SCOTIA

Forty-eight acres of untouched forest on the north side of Bras d'Or Lake — "North America's Inland Sea" — minutes by boat from the historic village of St. Peter's. Beaches and sand spits at three points, interior lakes and streams, and a 30-foot cabin cruiser included in the sale.

USD 666,000

48 ACRES • FREEHOLD • BRAS D'OR LAKE

THE ESTATE

At a Glance

PRICE	USD 666,000
ACREAGE	48 acres
TENURE	Freehold
SETTING	Bras d'Or Lake, Cape Breton
SHORELINE	Beaches + sand spits at 3 points
INTERIOR	Lakes, streams, varied elevation
FOREST	Dense, mature, untouched
INCLUSIONS	30-ft cabin cruiser at St. Peter's Marina
ACCESS	15 min by boat from St. Peter's
STATUS	Available

YOUR BOAT COMES WITH IT

A 30-foot cabin cruiser, currently moored at St. Peter's Marina, is included in the sale. Fuel up, cast off, and be at your own island in about fifteen minutes.

ISLAND VITALS

COORDS

45.73°N, 60.87°W (approx.)

SHORELINE

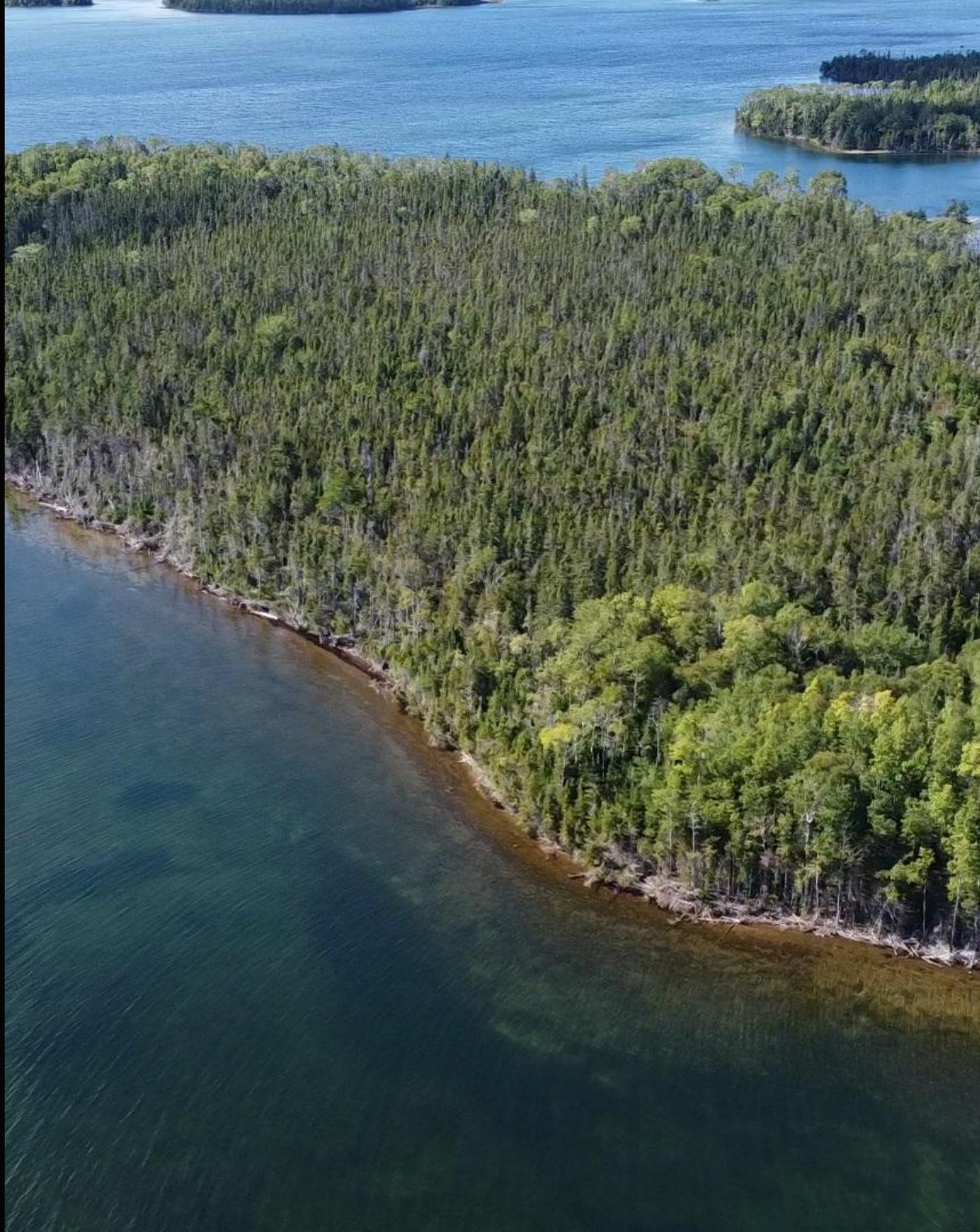
Sand spits + rock

WATERS

Bras d'Or Lake

SETTING

UNESCO Biosphere Region





THE ISLAND

An Inland Sea of Your Own

Round Island sits on the north side of the Bras d'Or Lake, the great brackish inland sea at the heart of Cape Breton — calmer and more sheltered than any ocean-exposed island, yet a full forty-eight acres of your own. Dense forest, wildflowers, eagles and deer: this is the island exactly as the land made it.

THE PACKAGE

The Boat, the Lake

Few island offerings are this complete from day one. The sale includes a 30-foot cabin cruiser docked at St. Peter's Marina — your transport, your weekender and your survey platform in a single stroke. Minutes from a historic village with amenities, marina services and supplies.

THE LAND

A Blank Canvas in Old Forest

No structures stand on Round Island today — the value is in the untouched forty-eight acres. Varied elevations, internal freshwater lakes and streams, and mature forest throughout: a foundation for a private family retreat or a considered multi-dwelling vision.

WATERFRONT

Three Landing Zones

Beaches and sand spits appear at three points along the shoreline — natural access zones, swimming spots and the obvious candidates for future building sites. The Bras d'Or's sheltered water makes the whole shoreline usable, in almost any weather.





LAND & WATER

Beaches, Spits & Still Water

The Bras d'Or Lake — sometimes called North America's Inland Sea — is a UNESCO Biosphere Region: part lake, part sea, brackish and extraordinarily sheltered. Round Island's shoreline mixes soft sand spits with classic Cape Breton rock, and the interior hides its own lakes and streams among the old trees.

KNOWN FOR

Forty-eight undeveloped acres inside the Bras d'Or Lake — "North America's Inland Sea" — with beaches, sand spits and its own cruiser included.



ARRIVAL

Fifteen Minutes from St. Peter's

Reach the island by water from St. Peter's, about fifteen minutes away in the included cabin cruiser. The village offers marina services, supplies and amenities — and the St. Peter's Canal opens the Bras d'Or to the Atlantic for longer cruising.

REGIONAL INTEL

Nova Scotia: Rugged & Real

Under Canada's 2026 foreign-buyer rules, recreational islands outside major metro areas are generally exempt from the non-resident purchase ban — so rural Nova Scotia remains open to international buyers. Waterfront ownership typically ends at the high-water mark, with the shoreline itself held as public Crown land.

48 ACRES • 30-FT CRUISER INCLUDED • 15 MIN TO ST. PETER'S

LOCATION

On the Map

BRAS D'OR LAKE • CAPE BRETON • NOVA SCOTIA



Straight-line distances, approximate • Coastline: Natural Earth

ROUND ISLAND

Bras d'Or Lake, Nova Scotia • 45.73°N, 60.87°W (approx.)

DISTANCES

St. Peter's	5 mi
Sydney	43 mi
Halifax	152 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	73°F
Winter low (Feb avg)	18°F

ACCESS

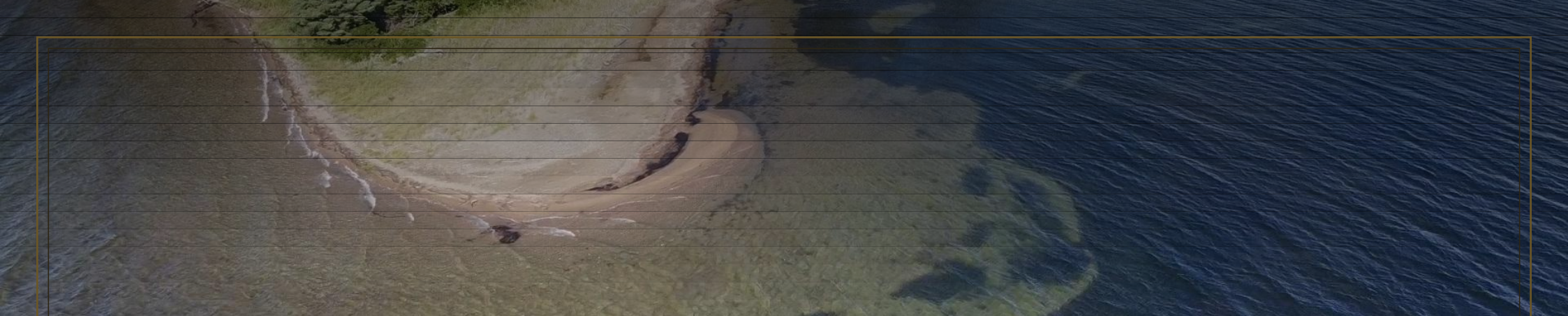
- 15-min boat transit from St. Peter's
- 30-ft cabin cruiser included in sale
- Marina + supplies at St. Peter's

Straight-line distances, approximate.
Island position approximate; exact location gated on listing.
Sources: geocoder, weather-and-climate.com, listing page (see sources.txt).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Round Island

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USD 666,000

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