



PRIVATE ISLANDS INC.

Cameron Island

BRAS D'OR LAKE • NOVA SCOTIA

Eighty acres on the Bras d'Or Lake — a turnkey island estate with a furnished two-bedroom cottage, private wharf, boat and four-wheeler included, inside a UNESCO Biosphere Reserve.

CAD 1,200,000

80 ACRES • TURNKEY • UNESCO BIOSPHERE RESERVE

THE ESTATE

At a Glance

PRICE	CAD 1,200,000
ACREAGE	80 acres
WATERFRONT	3+ miles
COTTAGE	1,405 sq ft — 2 bed / 2 bath
FURNISHED	Fully — turnkey
POWER	Solar + battery bank + backup generator
CONNECTIVITY	Starlink internet
WASTE	Septic system
INCLUSIONS	Mainland parcel, wharf, boat, four-wheeler

TURNKEY, DOWN TO THE BOAT

The price includes a mainland waterfront parcel (Lot 9B MacMillan Point Road) with its own private wharf — plus the boat and four-wheeler. Arrive, launch, and you're home.

ISLAND VITALS

COORDS	WATERS
45.775°N, 61.095°W (approx.)	Bras d'Or Lake
STATUS	CLIMATE
UNESCO Biosphere Reserve	74°F / 14°F avg
WILDLIFE	SETTING
Bald eagles, deer, foxes	West Bay, Cape Breton





THE ISLAND

Eighty Acres of Bras d'Or

Cameron Island sits in West Bay on the Bras d'Or Lake, Cape Breton — eighty acres inside a UNESCO Biosphere Reserve, with more than three miles of waterfront. Private sand beaches give way to dramatic cliffs and mature forest; bald eagles work the shoreline, and deer and foxes move through the trees. This is wild Nova Scotia, held private.

THE PACKAGE

Island + Mainland, One Price

The sale includes a mainland waterfront access parcel — Lot 9B MacMillan Point Road — with its own private wharf on a sheltered peninsula. A boat and a four-wheeler come with the island. Few island offerings are this complete: the access, the transport and the destination, all in one turnkey price.

THE COTTAGE

1,405 Square Feet, Fully Furnished

The island's 1,405-square-foot cottage sleeps the story simply: two bedrooms, two bathrooms, fully furnished and ready for its first summer under new ownership. It is a genuine turnkey residence — bring a bag, not a contractor.

OFF-GRID, ON-LINE

Modern Systems

The cottage runs on a solar array with battery bank, backed by a generator for the grey weeks, with a septic system handling waste. Starlink keeps the island connected — work from the lake, stream by the fire, and let the eagles have the mornings.





LAND & WATER

Beaches, Cliffs & Old Forest

Three-plus miles of waterfront give Cameron an uncommon variety of shore: private sand beaches for swimming, cliffs for drama, and mature forest right to the water's edge in between. The Bras d'Or — part lake, part inland sea — is a boater's maze of bays and channels, and the island's position in West Bay keeps it sheltered when the weather turns.

KNOWN FOR

A true turnkey Canadian island — cottage, wharf, boat and quad, all included, in a UNESCO Biosphere Reserve.



ARRIVAL

Boat from Your Own Wharf

Launch from your own private wharf on the included mainland parcel and make the short boat ride across to the island. Baddeck is 28 miles away, Sydney 50 miles, and Sydney Airport (YQY) 57 miles for connections to the rest of Canada and beyond.

REGIONAL INTEL

Nova Scotia: Rugged & Real

Nova Scotia's private islands are rugged and eco-focused by nature — most are reached by boat from the nearest wharf, and privacy is the whole point. The Bras d'Or Lake, a UNESCO Biosphere Reserve, is the province's great inland waterway: sheltered, scenic, and entirely distinct from open-ocean island ownership.

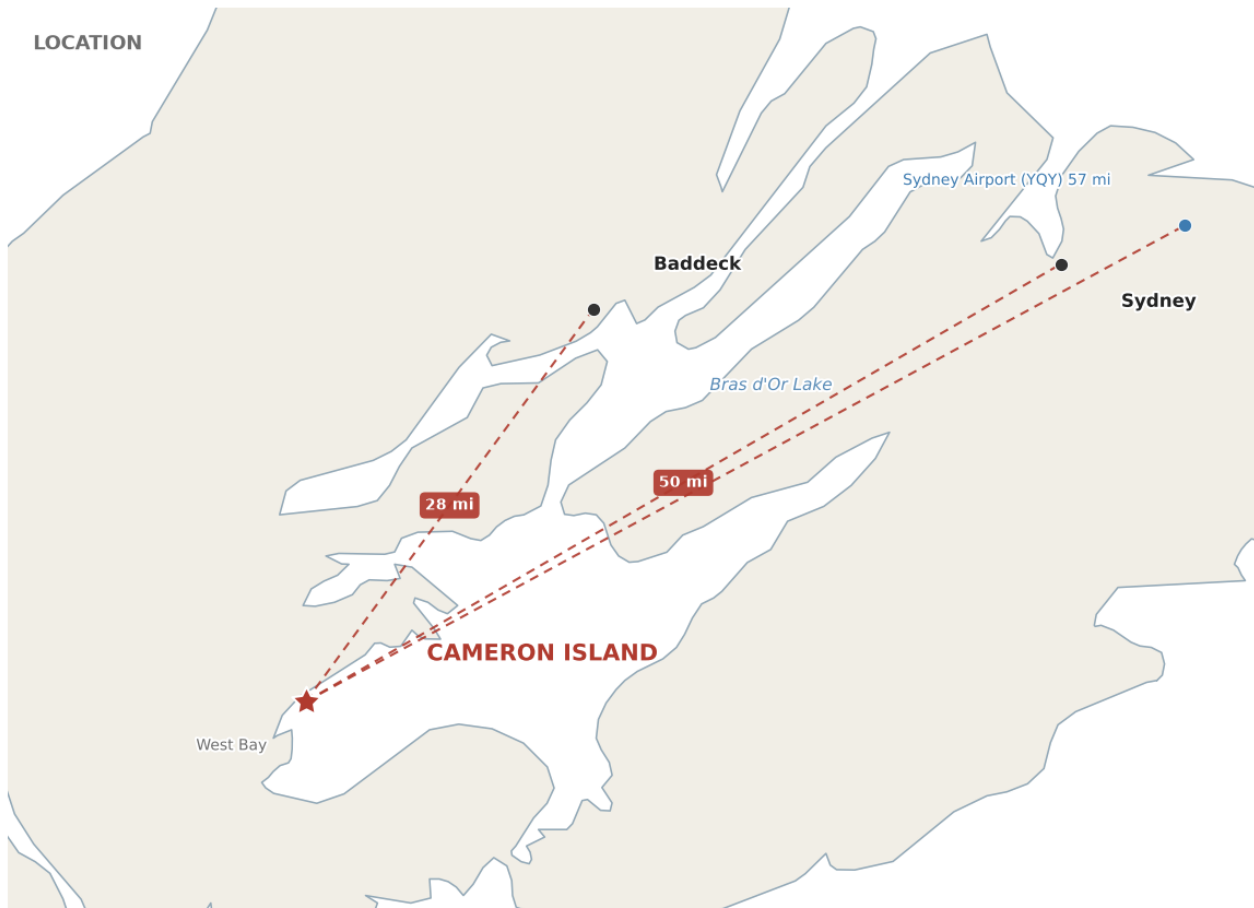
PRIVATE WHARF INCLUDED • BOAT + QUAD INCLUDED • 57 MI TO YQY

LOCATION

On the Map

WEST BAY, BRAS D'OR LAKE • CAPE BRETON

LOCATION



Straight-line distances, approximate • Coastline: Natural Earth

CAMERON ISLAND

West Bay, Bras d'Or Lake, Cape Breton • 45.775°N, 61.095°W (approx.)

DISTANCES

Baddeck	28 mi
Sydney	50 mi
Sydney Airport (YQY)	57 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	74°F
Winter low (Feb avg)	14°F

ACCESS

Included mainland wharf on a sheltered peninsula (Lot 9B MacMillan Point Rd)

Short private boat ride to the island

Boat and four-wheeler included for island transport

Straight-line distances, approximate.

Island coords APPROXIMATE (West Bay arm of Bras d'Or Lake, Marble Mountain area). Reference points: geocoder-verified, Climate: Sydney NS 1991–2020 normals via Wikipedia. Water temp omitted — the lake freezes in winter (unverified summer range). Access: listing page.

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Cameron Island

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CAD 1,200,000

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