

Community Notice

COTTAGE FOR SALE Lot 22 Block C Hamilton Island



Charming three-bedroom, one-bathroom cottage with approximately 1,200 square feet of living space, featuring an additional shed/bunkie on the property that serves as a fourth bedroom.

This cozy cottage comes with a shed, a permanent dock featuring a boat lift and cover, and a spacious 20'x25' patio — perfect for relaxing by the water. There's also a Sea-Doo lift for added convenience. Inside, you'll find a brand-new kitchen and bathroom, both updated in 2023, and the exterior got a fresh look with new board and batten siding in 2022.

This is a **seasonal** leased lot with a current annual rent of \$5,632.00 for the period of July 1, 2024 to June 30, 2027. The lease is for a fifteen-year term effective July 1, 2024 to June 30, 2039. Rent reviews are conducted every three years during the term of the lease, with the next one due to be conducted during 2027.

Asking price: \$525,000.00

For further information or to schedule a viewing, please contact at Jason (613) 577-2935 or Lori (613) 577-3394

Buyers will be required to complete an application to lease and obtain approval to lease prior to the purchase.

**** There is currently a rent reduction in effect for members of Akwesasne which sets the rent at half the fair market rent.****