

## Community Notice

### COTTAGE FOR SALE

Lot 24 Block C Hamilton Island

**Fully furnished and move-in ready—just bring your personal essentials and begin enjoying the views of the St. Lawrence River**



This beautiful waterfront escape is a 5-bedroom, 3-bathroom cottage that offers the perfect blend of comfort, style, and convenience. The spacious primary suite features a full ensuite and a cozy reading nook, while four additional bedrooms provide ample space for family and guests.

Enjoy open-concept living with seamless flow between the kitchen, dining, and family areas—all framed by breathtaking panoramic river views. The home comes fully furnished, including all appliances, kitchenware, décor, patio furniture, a grill, lawn and garden tools, and even a boat lift. Step outside to your private oasis with direct waterfront access, an expansive deck, fire pit, BBQ area, and beautifully landscaped grounds. Whether you're boating, fishing, or simply relaxing by the water, this property offers it all.

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: \$549,900

For further information or to schedule a viewing, please contact: Dave 905-320-1404 or Sherry 905-979-0293.

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

July 30, 2025

## Additional Photos





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