

November 7, 2025

Community Notice
COTTAGE FOR SALE
LOT 18 BLOCK C HAMILTON ISLAND

This recently updated cottage offers **approximately 900 sq. ft. of living space** and is move-in ready!

✓ **Features:**

- 2 bedrooms + loft (perfect for kids or extra storage)
- Separate office/bunkie
- Bathroom with shower
- Interior storage space & laundry facilities
- Outdoor garage
- Holding tank & septic system
- Newly installed heat pump (heating & A/C)
- Bell fiber internet available

✓ **Recent Upgrades:**

- New electrical & plumbing
- Completely refinished interior & exterior siding

✓ **Included:**

- All appliances (new fridge & stove, second fridge, built-in microwave, washer, dryer)
- Water filter system
- Kitchen table with 4 chairs
- Beds & mattresses
- Outdoor furniture
- Small aluminum boat with 9.9 motor
- Dock for boat up to 25 ft

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. This lease is for a 15-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 review due to be conducted during 2027.

Asking price is \$ 489,000.

For further information or to schedule a viewing, please contact Jeff Flaro by phone or text message at 613-794-3868 or by email at lot18blockc.hamiltonisland@gmail.com

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

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

