

March 11, 2026

**Community Notice
COTTAGE FOR SALE
LOT 32 BLOCK C HAMILTON ISLAND**

This mid-century modern style cottage offers **approximately 1200 sq ft. of living space** and is move-in ready!

✓ Features:

- 3 bedrooms
- 15-foot ceilings
- 1 bathroom with bath
- Stone wood-burning fireplace
- Carport with custom storage
- Outdoor shed
- Large wooden deck with privacy screens
- Screened-in dining porch
- Large dock
- 125-foot stone walled perennial garden

✓ Recent Upgrades:

- Newly built modern fire pit area

✓ Included:

- Mid-century modern furniture included with sale.
- 19' bow-rider boat in excellent condition

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 \$550,000.

For further information or to schedule a viewing, please contact Paulette Lefebvre by phone at 613-795-2773 or by email at paulettelefebvre@hotmail.com.

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

