

September 24, 2025

COTTAGE FOR SALE

Lot 35 Block B Hamilton Island

Two-bedroom, open concept approximately 665 sq. ft. cottage featuring a full-size bathroom, wraparound windows in the living area, interior storage room, two large outdoor sheds and a breezeway.

The water system includes: a deep well submersible pump with constant pressure controller, Kinetico water softener and activated carbon filter (dual cylinders), Trojan UV Max ultraviolet purification system, an insulated water shed with thermostat-controlled electric baseboard heating, and a recently serviced septic system in good working order.

Additional items included in the sale are: stove, fridge, dishwasher, washer, dryer, kitchen table with 4 chairs, beds and mattresses, lawnmower, garden tools, hose, handyman tools, wheelbarrow, propane BBQ, raccoon-proof garbage cans, and fishing gear.

This is a SEASONAL leased lot with a current annual rent of \$5,952.00 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: \$425,000.00

For further information please contact:

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or by email louispaulhebert@icloud.com

Showing by appointment only.

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