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## Major Island, Quebec, 417.00 Acres

\$3,200,000 CAD

- Beach Access, Big Game, Fishing, Lake Frontage, Snow sports, Water Sports, Wildlife Viewing

### MAJOR ISLAND

**Introduction:** Major Island, majestically located in the Laurentians region in Quebec, offers a rare opportunity to acquire a true natural paradise. This private island, nestled in the heart of rugged beauty, has exceptional potential for those seeking a unique getaway, an up-and-coming investment or an exclusive hideaway.

**Description:** Major Island extends over approximately 532 acres of virgin land, approved by the famous Lac-des-Îles known for its nautical activities and its diversity of fish species. Its picturesque landscape is a harmonious combination of lush forests, green hills and serene beaches. The island's ecological diversity makes it a veritable sanctuary for local flora and fauna, offering an immersive experience surrounded by nature. ??

### Key Features:

1. Privacy and Exclusivity: As a private island, Major Island offers complete privacy, allowing owners to relax and

rejuvenate away from the hustle and bustle of everyday life.

2. Easy Access: Although secluded, the island is easily accessible from the shore, with easy access by private dock or boat.

3. Development Potential: Major Island is endowed with remarkable development potential for those wishing to build a luxury residence, tourist complex or high-end resort.

4. Outdoor Activities: Outdoor enthusiasts will find what they are looking for with a range of activities available, such as fishing, boating, hiking and wildlife viewing.

**Location:** Located in Mont-Laurier, close to amenities such as restaurants, shops and services, Major Island also benefits from a strategic position a few hours drive from major cities such as Montreal and Ottawa. ?

**Investment opportunity:** Major Island represents an exceptional investment opportunity, with the possibility of creating an exclusive property, a luxury resort area or an attractive tourist project, benefiting from the growing demand for natural and unique destinations. ?

**Conclusion:** In sum, Major Island in Mont-Laurier offers a bewitching blend of natural beauty, privacy and potential. This private island is a rare chance to own a piece of paradise, offering a wealth of possibilities. Don't miss the opportunity to create your own exclusive retreat in the heart of Quebec's wilderness?

The property belonging to us is approximately 417 acres of virgin forest without erected building including a large sandy beach, a field with an airstrip, 3 small beaches and a breathtaking view lookout. ?

Ownership of this island property grants legal access to a mainland dock, beach and parking. Major Island's surrounding Lac-des-Îles is a fishermen's dream, home to many species including walleye, muskie and pike. Nearby Mont-Laurier, known as the capital of the High Laurentians, is just a 15-minute drive away, and offers a wide range of facilities and services, including golf, skiing, cycling, a cinema, a hospital and shopping facilities. Also nearby are Mountain du Diable Regional Park, and the well known P'tit train du Nord, a 144-mile cycling trail along a disused rail line.

The property is already subdivided into a large number of individual lots with projected paths in acquired rights. (see appendix) Straddling two municipalities. The plan is made of 48 waterfront lots and 44 other lots with waterfront access. In addition, 8 lots totaling 1,500,000 square feet can actually be subdivided into 25 new waterfront lots and another 100 lots that will have waterfront access water, for a grand total of more than 200 lots.

Moreover, there's enough additional room in undivided areas to let inspiration go to create such has an 18-hole golf course, a resort and others private landing strip. There are also two lots included which are found on the mainland, one of which could be used as a common dock and the other one as additional parking.

The property has southern exposure to the sun and over 5.6 kilometers of frontage on the lake.

See map on owner website: <https://arpentsverts.com/carte-interactive/>

### Main Info

- Street Address : ch. Tour-du-Lac-des-Îles
- Lot Size Acres : 417.00 Acres
- Postal / Zip Code : J0W1J0
- Dwelling : No
- State / Province : Quebec
- Closest City : Mont-Laurier

### Broker Info

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Kevin Ross- Real Estate Broker at Royal LePage and Exclusive Representative of Sports Afield Trophy Properties for Quebec in Canada. Kevin Ross is proud to represent Sports Afield Trophy Properties under the Royal LePage banner as the exclusive real estate broker for Quebec, Canada. With an unwavering passion for rural and recreational real estate, Kevin Ross brings unparalleled expertise to every transaction. Having started his career in real estate more than ten years ago

within the family business, The Green Acres Real Estate company, Kevin Ross has acquired a deep understanding of the market as an investor and developer of land. This valuable experience, combined with an intimate knowledge of the forest, nature, and recreational real estate, makes Kevin Ross a great asset to anyone looking to buy or sell rural and recreational properties. At Royal LePage, our mission is to provide exceptional service to our clients, guiding them with expertise and integrity through every step of their real estate transaction. As the exclusive representative of Sports Afield Trophy Properties for Quebec, Kevin Ross perfectly embodies this mission, offering personalized and professional support, and ensuring that each client finds the property that corresponds to their dreams and needs. With his commitment and in-depth knowledge of the Quebec market, Kevin Ross is ready to help his clients successfully navigate their real estate projects, ensuring exceptional results every time. All in order to secure, demystify and simplify real estate transactions by opening the horizons to an international network.

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