

Welcome to Marion Island



This island has many unique features including an immaculate grass airstrip for your exclusive use and warm sandy beaches that offer an oasis for relaxing away the long days of summer. Wander through the 34 acres of majestic hardwood forest under canopied walking trails as they wind their way throughout the island and lead to hidden viewpoints.

Access to the island is easy, a five-minute boat ride from either Ontario or Quebec mainland public docking facilities and you're there. If you prefer your own private dock on the mainland, a separate $\frac{3}{4}$ acre property is also available for sale less than 1 kilometre away from the island.

Property Location

Located on the Ottawa River within 1 hour drive from Ottawa.

Province: Quebec

GPS co-ordinates: 45 50 00 N, 76 45 47 W

38 kilometres to Pembroke airport

1.3 hours to downtown Ottawa

Only 2 kilometres to public boat launches and parking in Quebec or Ontario.

Only 0.8 kilometres to Ontario main land access route.

Property Data

Area 34.59 acres

Property Features

Grass airstrip 1100' x 90'.

Parking for aircraft on wheels

Beaching for floatplanes

Mixed hardwood bush consisting of Red & White Oak, Butternut, Basswood, Maple, Ash, Poplar and other species.

Abundance of fiddleheads ready for harvest in the spring.

Gentle slopes into the water allow for easy boat launching.

Beautiful natural sand beach stretches along the west side of the island.

Breathtaking sunsets overlooking the river to the west.

Breathtaking sunrises overlooking the river to the east.

Numerous nature trails to wander to every corner of the 34 acres.

Local area history and attractions

Fort Coulonge is located on the edge of the Ottawa River adjacent to the island. This town boasts numerous tourist attractions and places of interest. Please follow the link below.

http://www.fortcoulonge.qc.ca/en//dossiers/dossier_4_chutes+coulonge+by+bike.html

La Passe, Ontario is located on the edge of the Ottawa River in Westmeath Twp., just across the river from Fort Coulonge, Quebec. The community name derives from from "Lapasse des outardes," referring to flocks of geese passing overhead. Locals recount stories of early potatoe farmers who used the island as a crossing point to travel to Fort Coulonge in winter by horse and sleigh. The farmers would deliver their produce to the lumber camps and return to LaPasse very late many times asleep in the sleigh. Luckily, the horses knew the path, which still exists today on the island.

The River is famous for great fishing, including Pickerel, Muskie, Pike, Bass and other species.

Starting from the island, there is over 70 kilometres of navigable waterways including the Ottawa, Coulonge and Black Rivers.

The Ottawa River has developed a reputation as one of the most popular white water rafting rivers in Canada. A short boat ride down river to McCoy chute puts you in the heart of this famous section of the river.

<http://www.wildernesstours.com/river.php>

Summary

This island property is a turnkey package with all the necessary equipment needed to make island living easy and enjoyable. The pontoon boat is the ideal mode of transportation, allowing easy docking and loading of people and supplies. For that heavy equipment and bigger projects, the barge handles loads up to 3 tons. Imagine a place on earth that you can fly or boat into complete privacy and tranquility, and yet still close to civilization, well you've found it!

Price: \$495,000

Contact: mnelson@nelsonwater.com