

## PEI 2017-2

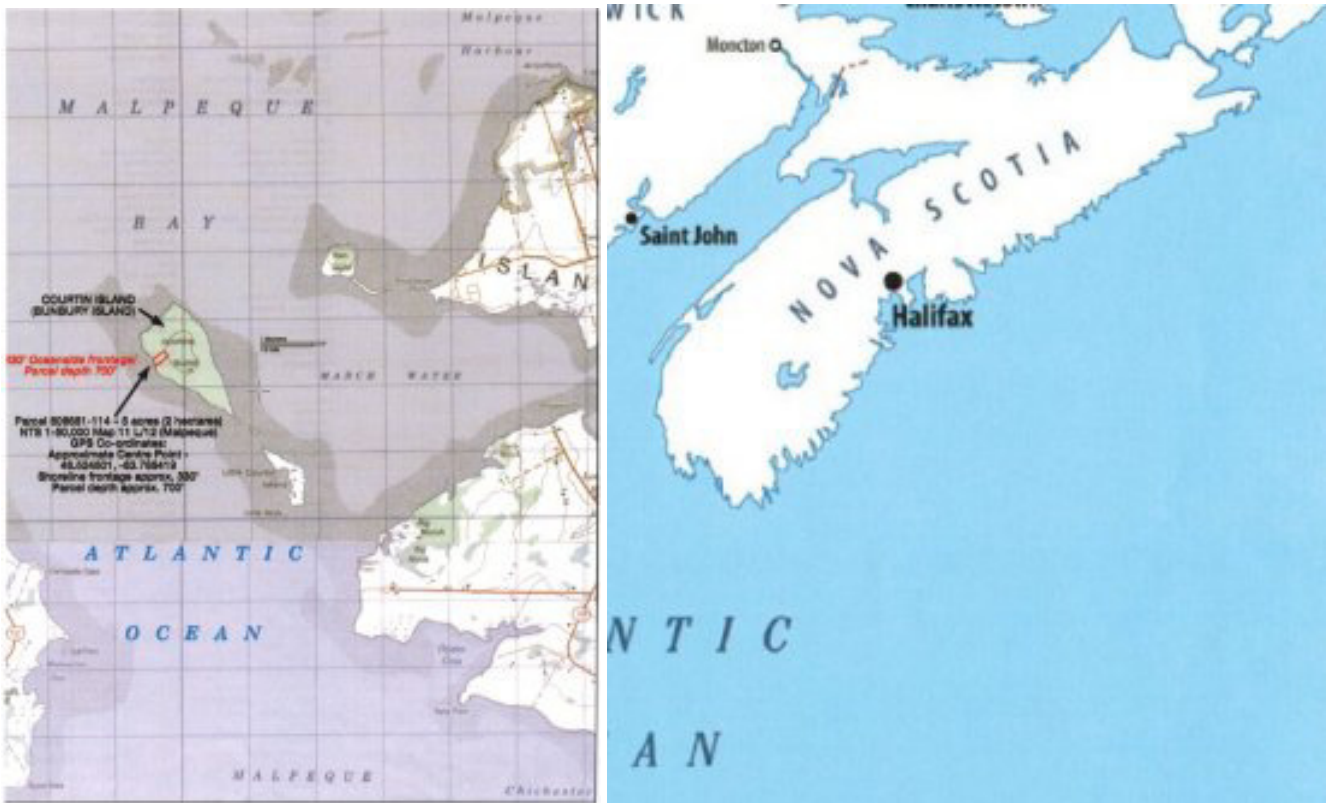
### 📍 Location & Size

Parcel 606681-105, situated on Courtin Island in  
 Malapeque Bay  
 Prince Edward Island  
 5 Acres / 2.02 Hectares  
 PLUS 330' Atlantic Ocean Shoreline Frontage

### 📍 GPS Co-ordinates

**Approx. Centre Point**      46.524501, -  
 63.785419

### 📍 NTS Map Reference: 11 L/12 – Malpeque



## Location

Courtin Island (also called Bunbury Island) is a flat forested island in Malpeque Bay of the Atlantic Ocean just north of Prince Edward Island. It is about 1 kilometre wide and 2 kilometres long. The subject property is



roughly rectangular with a shoreline frontage of about 330' (100 m) and a depth of about 700' (213 m). There are no permanent structures on the island and no services.

## Directions & Road Access

While there is no bridge or ferry service to Courtin Island, it is frequently accessed by recreational canoeists as follows: Take Highway 20 north from Kensington; at Highway 104 turn left (west) and proceed to Beech Point Road; turn left (west) and proceed to the end, at the edge of Malpeque Bay. The property is about 4.5 kilometres to the west over relatively shallow waters.

## Terrain, Vegetation & Wildlife

This area is fairly flat and forested (largely maple) with grassy areas about 15 to 20 metres in width at the shoreline. A sandy beach encompasses the entire island. Courtin Island is known locally as a bird sanctuary - there are flocks of migratory blue herons, cormorants, bald eagles and osprey.

## Recreational Potential

Courtin Island is a nature lover's dream retreat - away from the crowds you can enjoy the sounds of the Atlantic Ocean mixed with the calls of the many species of birds.

This is a gorgeous spot to enjoy canoeing, camping and birdwatching. Boat landing and launching are easy on the sandy shoreline. There is an abundance of driftwood available for firewood and the beach is an ideal place for camping, and bugs are never a problem.

The shallow waters of the Atlantic Ocean surrounding this small island are renowned for hosting some of the best oyster beds in the world, and oysters are often within arm's reach.

Also in abundance in Malpeque Bay for angling pleasure are striped bass, white perch, smelt, mackerel, winter flounder, and brown trout.

20 minutes from the entry to Malpeque Bay is the City of Summerside, where accommodations, gas, food, etc. can all be found.

## Price

RENT TO OWN  
NO MONEY DOWN  
ONLY U.S. \$582.59/MONTH FOR 60 MONTHS

The Best of Both Worlds - Wilderness Recreation and Retirement!

