

Own a Precious Piece of Paradise
Cow & Calf Islands, Cape Breton, NS, Canada

Cow & Calf Islands, Cape Breton*, NS

The Cow & Calf islands are located in picturesque Cape Breton, Nova Scotia renowned for its natural beauty and recently ranked among National Geographic Magazine's "Best Trips for 2013".⁽¹⁾

The subject property consists of 4 islands covering approximately 24 hectares (60 acres) with approximately linear 4 km of water front.⁽²⁾

The islands feature pristine nature, sandy beaches and are located within 11 km (by boat) of a world class, championship golf course, resort and other tourist infrastructure.⁽³⁾



* Throughout this presentation the term "Cape Breton" stands for Cape Breton Island, Nova Scotia. Please see last page of presentation for explanations to all footnotes.

Cape Breton, Nova Scotia



Nova Scotia

Cape Breton is located in the Northern part of Nova Scotia in Eastern Canada.

Flight time to Halifax International Airport is about 1.5 hours from New York City

Rich Culture & History

Also known as New Scotland, Nova Scotia is rich in culture.

Cape Breton commingles Scottish, Acadian and Irish cultures with Celtic music, dance and dress featured at the many public festivals.

Unrivalled Seafood

Fresh and inexpensive lobster can be found in the countless lobster restaurants across the province.

Nova Scotia is world renowned for its lobster which is exported daily to fine restaurants in New York and London.

Cape Breton, Nova Scotia



Stunning Beauty

The world famous Cabot Trail highway offers stunning views of rugged coastlines and breathtaking seascapes.



White Sandy Beaches

Thanks to the Gulf Stream, Cape Breton's west coast beaches feature the warmest water north of the Carolinas, with water temperatures reaching 22 to 24 degrees Celsius in the summer ⁽⁴⁾.



Rising Tourist Destination

Cape Breton has received countless accolades for its natural beauty. Most recently, Cape Breton was ranked among National Geographic Magazine's Top 20 "Must See" places on earth for 2013 ⁽¹⁾

Cape Breton - Other Accolades



1. 2018 – Ranked #1 travel destination in Expedia Canada's 2018 tourist poll. ⁽⁵⁾
2. 2010 – Featured twice in National Geographic's Top Ten of Everything list (for cycling and hiking) ⁽⁶⁾
3. 2011 – Chosen as "World's Best Trip" by Leisure & Travel Magazine ⁽⁷⁾
4. "I have seen the Canadian and American Rockies, the Andes, the Alps, and the Highlands of Scotland, but for simple beauty, **Cape Breton** outrivals them all."

-- Alexander Graham Bell

Cow & Calf Islands – Quick Facts

- The islands are situated in Lake Bras D'Or, close to Marble Mountain and 11 km from a world class golf course at Dundee ⁽³⁾.
- Approximately 24 hectares (60 acres in size) ⁽²⁾
- Approximately 4 km (13,000 linear feet) of waterfront ⁽²⁾.
- Over 1 km of sandy/pebbly beaches, providing an ideal setting for sunbathing and water sports
- The Islands are covered by hardwood, including spruce, fir and birch trees.



Bras D'Or Lake – A Peaceful Paradise

- View of islands (on right in distance) from the white sandy beaches of Marble Mountain



Bras D'Or Lake – A Boater's Paradise

Teaming with wildlife, filled with panoramic views, and ideal for boating enthusiasts



Photos of Cow & Calf Islands



North Cow

View en route from Marble Mountain



Sandy Beach at
North Cow

The island is covered with dense hardwood, including spruce and fir trees



Sandy Beach at
South Cow

Note the pristine nature and the cleanliness of the water

Photos of Cow & Calf Islands



Beach on South Calf



Inlet on South Calf

A potential spot for a boat shelter



View from South Calf

Development Potential

Each island exists as a separate property

Initial studies from 2004 indicate that the islands could be subdivided into 15+ building lots of 2.2 -3 acres in size.

Given that the islands can be easily accessed from Marble Mountain and Dundee, they could be suitable for development of:

- Private cottages
- A sailing/boating club
- A fishing / camping lodge
- A retreat facility



Proximity to Tourist Infrastructure

The Cow and Calf Islands are located within 11 km (by water) of the championship Dundee Golf Club and Resort



The 18-hole Golf Course features sweeping views of the Bras D'Or Lake



The Resort features a clubhouse, conference facilities and lodging.

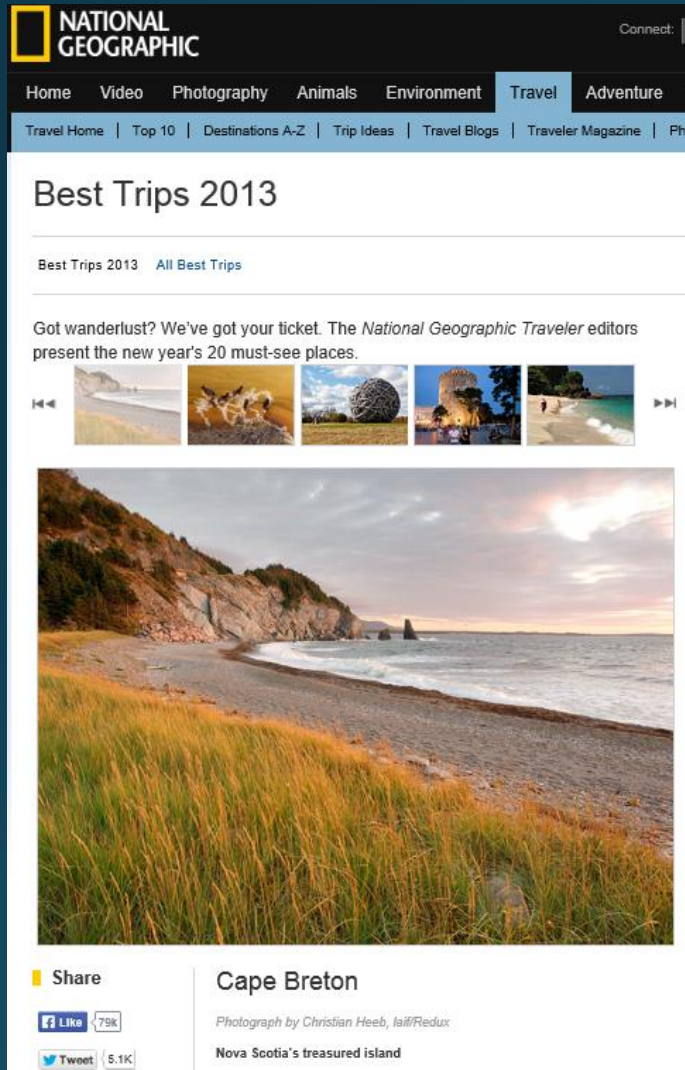


Appendix – Additional Information

| | Estimated Linear Waterfrontage | | | | Estimated Area | |
|------------|--------------------------------|-----|--------|-------|----------------|-------|
| | Meters | KM | Feet | Miles | Hectares | Acres |
| North Cow | 979 | 1.0 | 3,211 | 0.6 | 6.2 | 15 |
| South Cow | 1,329 | 1.3 | 4,359 | 0.8 | 8.9 | 22 |
| North Calf | 995 | 1.0 | 3,264 | 0.6 | 6.5 | 16 |
| South Calf | 709 | 0.7 | 2,326 | 0.4 | 2.9 | 7 |
| Totals | 4,012 | 4.0 | 13,159 | 2.5 | 24.5 | 61 |

Note: Figures are estimates based on data recently obtained from Google Earth. Data available upon request
Neither the sellers nor their representatives guarantee the accuracy of this information and encourage prospective buyers to conduct their own inspection/survey work

Appendix – National Geographic Magazine Comments



The screenshot shows the National Geographic website's 'Travel' section. The main heading is 'Best Trips 2013'. Below it, there's a sub-heading 'Best Trips 2013 All Best Trips'. A text block reads: 'Got wanderlust? We've got your ticket. The National Geographic Traveler editors present the new year's 20 must-see places.' Below this is a carousel of five small images. The largest image is a landscape of a beach with tall grass in the foreground and a rocky coastline in the background. Below the image, the title 'Cape Breton' is displayed, followed by the text 'Nova Scotia's treasured island'. There are also social media sharing options for Facebook (79K likes) and Twitter (5.1K tweets).

Nova Scotia's treasured island

Source: http://travel.nationalgeographic.com/travel/best-trips-2013/#/national-park-cape-breton_61104_600x450.jpg

During the 18th and 19th centuries, fishermen and settlers from [France](#) and [Scotland](#) came to [Cape Breton Island](#), drawn by its rich fisheries, ample timber, and the chance of a better life. Originally settled by the ancient ancestors of the Micmac people, this island off Nova Scotia now lures visitors with its abundant wildlife, natural beauty, and assembly of French, Micmac, and Celtic cultures.

One-fifth of Cape Breton is preserved as a national park, laced by 25 hiking paths and looped by the Cabot Trail, a 186-mile driving route frequently ranked among the world's most spectacular

The mingling of cultures means you can seek a clan tartan at the craft shop at Gaelic College/Colaisde Na Gàidhlig in St. Anns, then explore the French-founded Fortress of Louisbourg on the east coast. In 1745 this garrison withstood a 48-day siege by New Englanders, backed by British naval support, before surrendering. In 2013, the reconstructed fortification celebrates the 300th anniversary of the founding of the French colony of Île Royale (present-day Cape Breton). —*John Rosenthal*

Sources / References

(1) Source: http://travel.nationalgeographic.com/travel/best-trips-2013/#/national-park-cape-breton_61104_600x450.jpg

(2) Figures are estimates based on data recently obtained from Google Earth. Data available upon request. The sellers do not guarantee the accuracy of this information and encourage prospective buyers to conduct their own inspection/survey work.

(3) Estimated distance by water from Dundee Golf Club and Resort based on information gathered using Google Earth.

(4) Source: <http://porthood.ca/attractions/view/beaches>

(5) Source: <http://thechronicleherald.ca/navigatens/1536070-expedia-canada-poll-finds-cape-breton-as-the-no.-1-tourist-destination/>

(6) Source: <http://tourismvc.wordpress.com/2010/01/12/cape-breton-featured-in-national-geographic-book-10-best-of-everything>

(7) Source: <http://www.travelandleisure.com/articles/worlds-best-islands-cape-breton-canada>

Contact Details and Disclaimer

For additional information, please contact:

Michael Stein

+1 778-994-9255

michael@stein2020.com

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