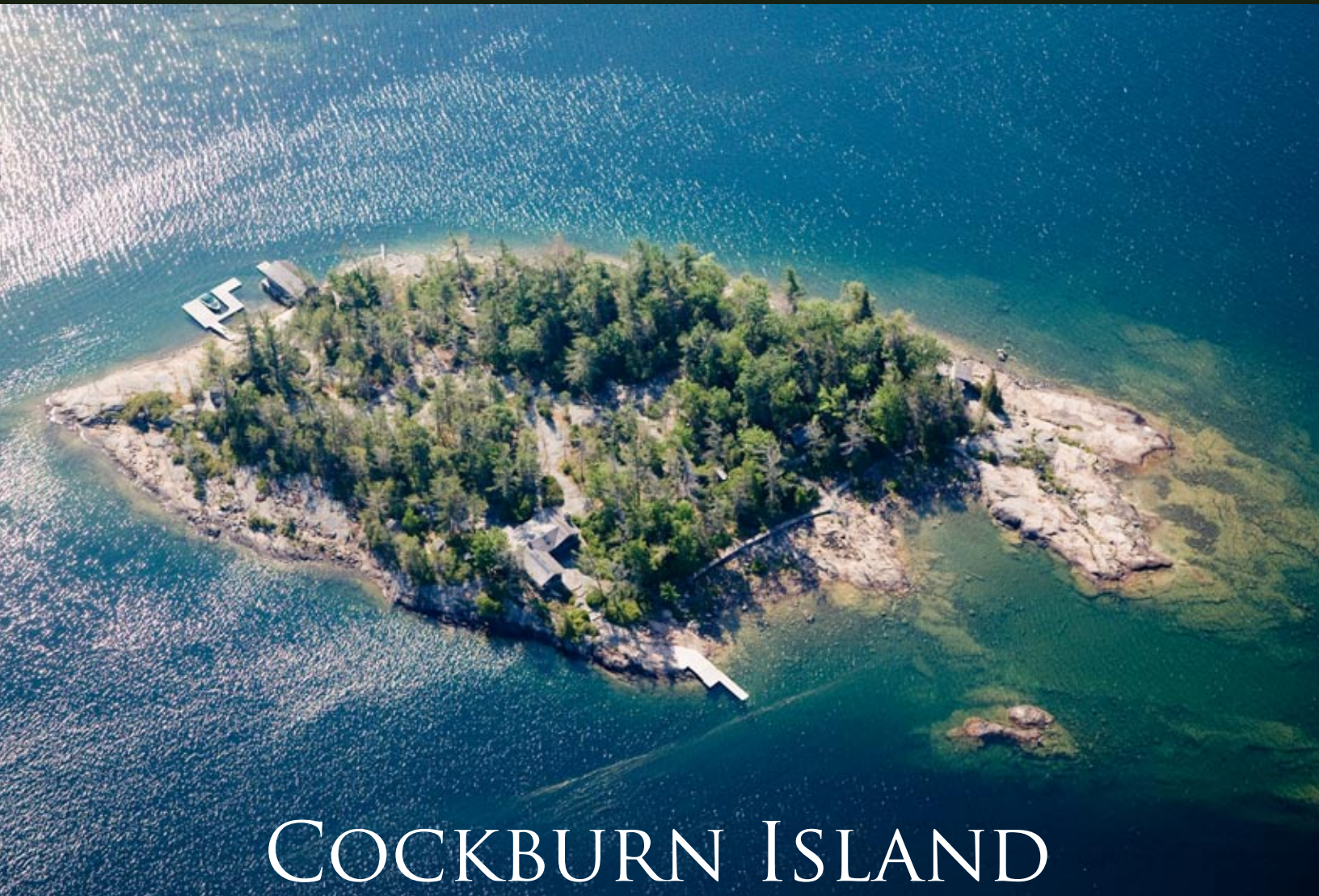




# MOFFAT DUNLAP

REAL ESTATE LIMITED



## COCKBURN ISLAND

SANS SOUCI, GEORGIAN BAY, ONTARIO

Located in the heart of Sans Souci this 2.5 acre island gem features a spacious main lodge and five charming, private guest cabins making it a perfect family compound. Only two families have occupied the island since its purchase by a senior executive of the T. Eaton Co. in the 1940's

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Renovated by the current owners under the watchful eye of Toronto architect, the late Bill Grierson, this 1200 sq.ft. spacious open plan lodge constructed from wood, stone and glass is ideal for entertaining guests and for family gatherings. . Lofty ceiling heights, skylights and west facing window wall flood the lodge with light and allow for unobstructed views to panoramic sunsets.

## PERFECT FAMILY GETAWAY



The lodge houses a fully equipped kitchen with a large island, dining area with harvest table and built-in china cabinets, a comfortable living area and a games room.



The interior space is punctuated by two massive floor to ceiling granite fireplaces constructed from hand-chiseled island stone, one the focal point of the living area, the other defining the kitchen and dining room.

French doors lead from the dining room to an open air porch, screened from floor to ceiling, wonderful for al fresco dining or as an outdoor living room.

*An extensive list of furnishings is included in the offering.*







## STUNNING SUNSETS & REMARKABLE STARGAZING

Bathers can enjoy the pristine “Bay” waters from the many accessible swimming areas off the smooth granite rocks or the natural sand beach in front of “Point” Cabin. The old fashion pursuit of berry picking continues to be popular as blueberries and raspberries abound on the countless neighbouring Crown islands. Fishing is still superb throughout the Moon River Basin and the deep-water shelves off Sans Souci – anglers set their sights for Small-mouth Bass, Walleye, Chinook Salmon, Northernns and the ever elusive Muskellunge. Sans Souci’s private tennis club is just down the channel from Cockburn Island as are some of the most spectacular picnic islands in the Georgian Bay – “The Umbrellas” and “The Minks”. Parry Sound is home to the “Festival of the Sound”, the annual summer music festival. Some of Ontario’s most renowned golf courses and most celebrated chefs are located in the nearby Muskokas.

Sans Souci has been one of the most desirable areas of Georgian Bay’s 30,000 islands since passenger steamships first brought summer visitors in the mid 1800’s. Certainly it is one of the most picturesque areas in Ontario, with its pristine waters, magnificent Precambrian rock formations, windswept pines, big skies, stunning sunsets and remarkable stargazing. Properties here tend to pass from generation to generation and increasingly restrictive building codes, limiting development and population growth, make ownership opportunities rare.



for guests and delivery of supplies. Combined, the two docking areas accommodate tie up for ten boats and allow access to the island in all weathers.

The design and layout of the island’s cottages bespeak the classic Georgian Bay aesthetic, in sensitivity to topography, to views and to the preservation of utter privacy and seclusion.

Cockburn’s smooth, flat rock makes all areas accessible, enhanced by a granite pathway system linking cabins, harbour, boathouse and main lodge.

The five board and batten and log guest cabins; Point, Honeymoon, Log, Boy’s and Cook’s, are linked by a granite pathway system. Each cabin is discreetly located at a distance from the others affording each its own views and private swimming areas. All but one have a fireplace or wood stove and all are served by 3 pc. Baths.

Overlooking the fully protected, deep water harbour, the large dry dock boat house & workshop has ample storage for all watercraft. The front dock on the west side of the island is close to the main lodge, convenient





Cockburn Island is located approx. 10 nautical miles from the Parry Sound basin, home to many full service marinas. The island is setback from, but adjacent to the inland waterway, which links the cottage areas of Pointe au Baril and Cognashene.



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