



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE



60 CONSERVATION DRIVE

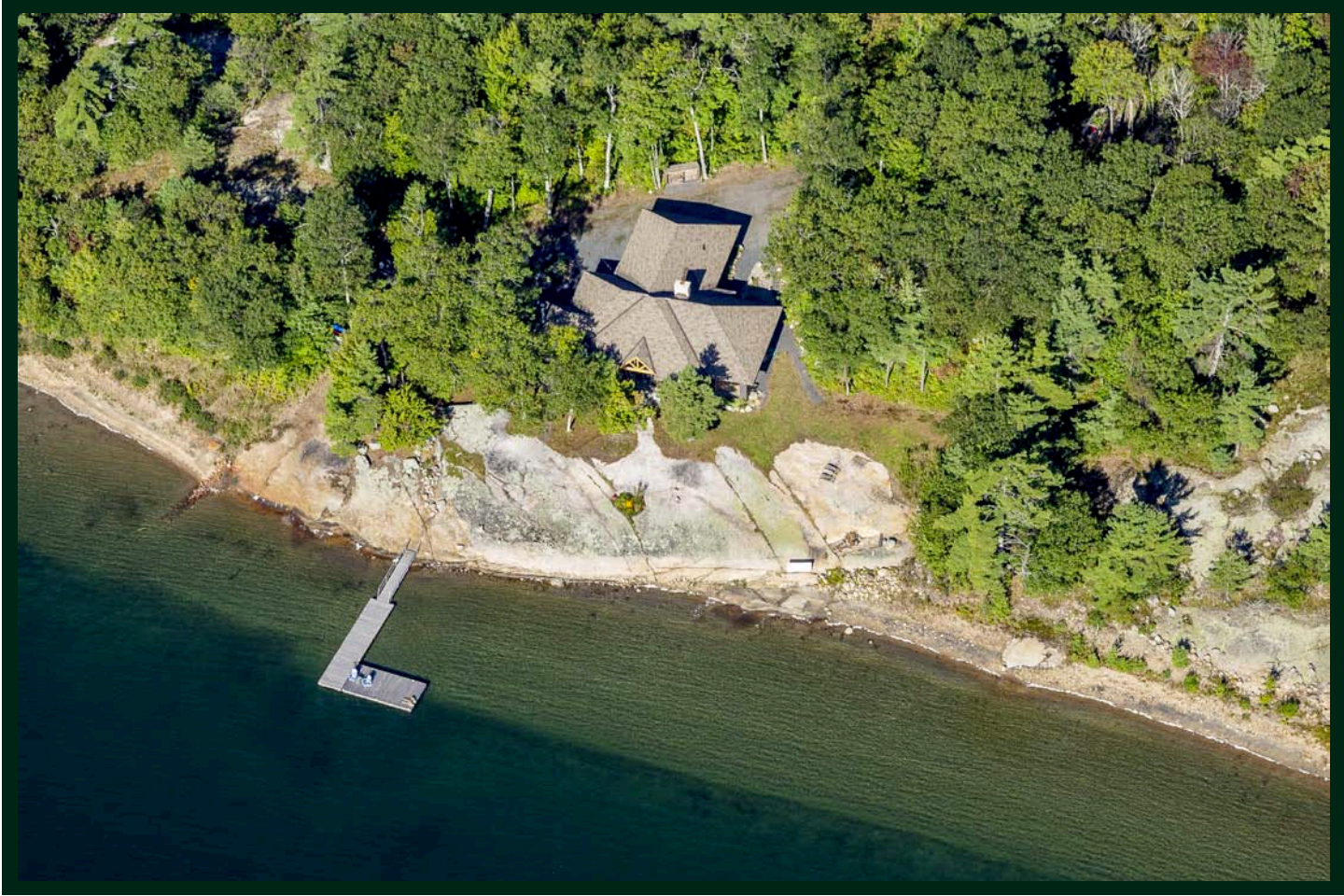
CARLING TOWNSHIP, GEORGIAN BAY

This gracious, four season, custom built retreat was designed by Kelly Dixon of 'Sound Home Design' and constructed to exacting standards in 2007 by 'Rosepoint Contracting'.

Set in 3 acres of mixed forest on picturesque Pleasant Point, this property has the distinct advantage of both road and water access.

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A Four Season Retreat with Road and Water Access



Views from the cottage: smooth granite shoreline, sand beach, a deep water harbour and the Bay beyond.

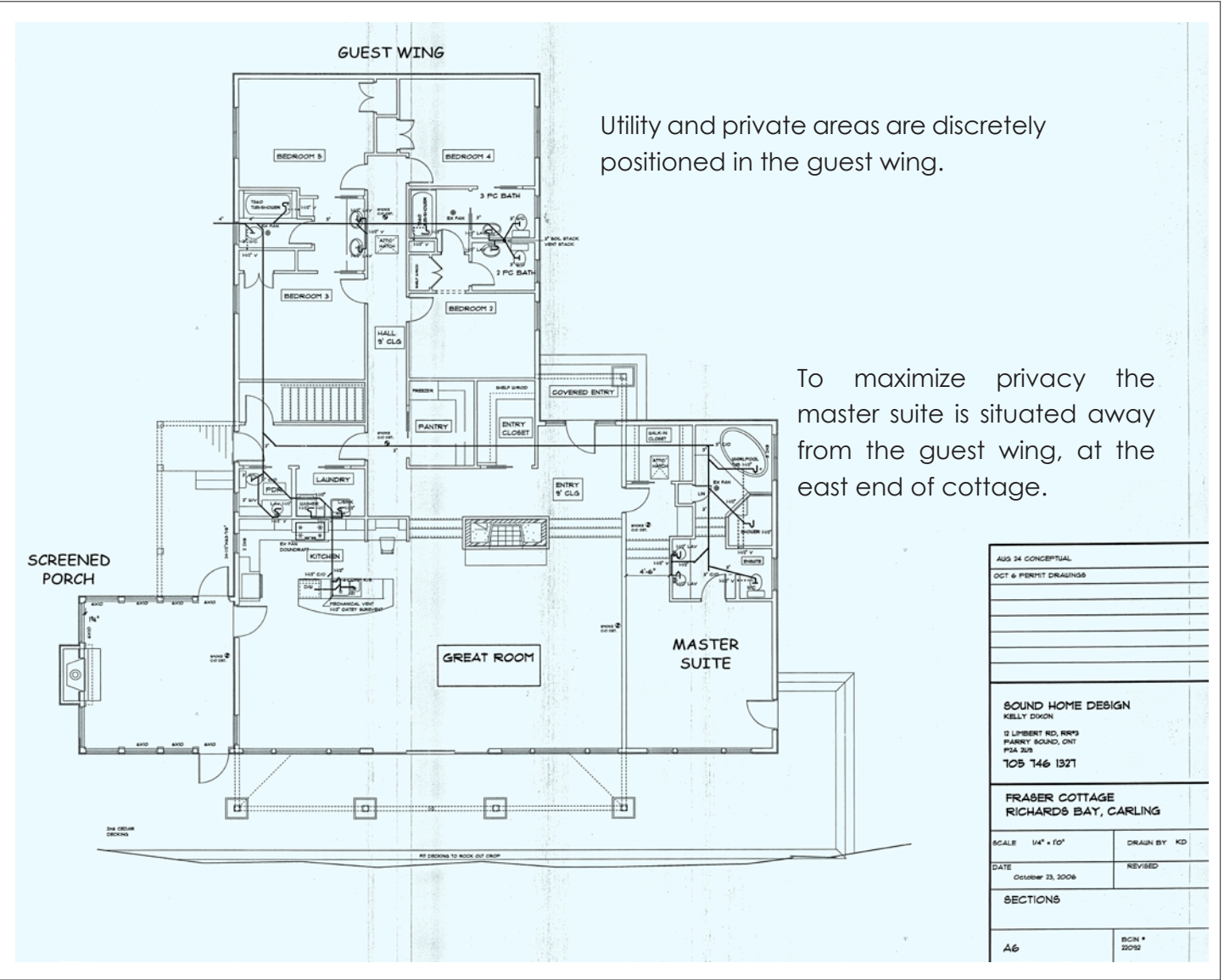
Meticulously constructed with attention to every detail...



The 'Arts and Crafts' style exterior features dry stack limestone based cedar columns, 'rafter tail' porch overhangs, aluminum clad wooden windows, cedar decking and 'Gemthane' wood siding, all ensuring low maintenance.



AUG 24 CONCEPTUAL	
OCT & PERMIT DRAWINGS	
SOUND HOME DESIGN	
KELLY DIXON	
12 LIPBERT RD, RRP3	
PARKY SOUND, ONT	
PSA 2/5	
105 146 1321	
FRASER COTTAGE	
RICHARDS BAY, CARLING	
SCALE 1/4" = 10'	DRAWN BY KD
DATE October 23, 2006	REVISED
ELEVATIONS	
A4	BCN # 2209



Utility and private areas are discretely positioned in the guest wing.

To maximize privacy the master suite is situated away from the guest wing, at the east end of cottage.

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The cottage is elegantly proportioned and thoughtfully laid out with effortless flow throughout and seamless transitions between the interior and the outdoors.

THE GREAT ROOM

The 800 square foot great room comfortably accommodates large numbers in kitchen, dining and living areas. It features a paneled vaulted ceiling, antique ash floors and a forty foot long south facing window wall which floods the room with light and offers glorious views of the water.



A drystack ledge rock fireplace anchors the living room area. A Rumford style fireplace, it was built by Parry Sound craftsmen, Felsman Brothers.



The spacious kitchen offers generous storage and prep. areas. Cabinetry is oak, countertops granite and appliances stainless steel. A central two level island seats 4.



A magnificent five foot 'branchelier' acts as focal point.

The dining area looks directly over the water.

A handcrafted 'live edge' pine trestle dining table comfortably seats ten.



THE MASTER SUITE



The Master Suite has lovely views to the water and a private walk out to the shore.

The smart 'spa' en suite with in floor heating has a large soaker tub, glassed shower, double sink vanity and separate w/c. There is also a separate walk in closet/dressing room.



THE GUEST WING

The private guest wing has three bedrooms all with en suite and a den which can serve as a fourth guestroom.

One of four guest bedrooms in the guest wing.

THE SCREENED PORCH

With windows on three sides the porch offers the outdoor experience in a protected enclosure.... a perfect place for lounging, reading and taking meals.



A wood burning fireplace offers cozy warmth on a cool summer evening or 'camp fire 'in winter.



Views from Screened Porch... and a pathway to waters edge.

KITCHEN & PORCH ENTRANCE

Beside the screened porch a covered deck and barbeque area is conveniently close to dining and kitchen.



Perennial gardens and natural rock border the cottage and turn circle drive. Landscape lighting enhances the outdoor scene after nightfall.



Foyer Entrance



Iconic Georgian Bay... Smooth Granite, White Pines, Clear water.



Quiet Harbour



Glorious Views



60 Conservation Drive is a 15 minute drive north west of Parry Sound, via Hwy#559/ Hwy#400 and just five minutes by boat from Killbear, a full service Marina.

The property has direct access to some of the finest cruising and sailing waters in Ontario, and the Georgian Bay Land Trust administered picnic islands, the Minks and the Umbrellas, are a short boat ride away.

In the environs can be found world class golf courses and fine restaurants and Parry Sound hosts its annual summer music classic 'Festival of the Sound'.

Beautifully designed and appointed, meticulously constructed, with an excellent location, road and boat access and four season usage make 60 Conservation Drive a highly desirable property.

GEORGE WEBSTER
SALESPERSON
george.webster@moffatdunlap.com



MOFFAT DUNLAP
CHAIRMAN
moffat.dunlap@moffatdunlap.com

MOFFAT DUNLAP REAL ESTATE LIMITED, BROKERAGE

16630 Dufferin Street, King City, Ontario L7B 1K5 Canada

905.841.7430

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