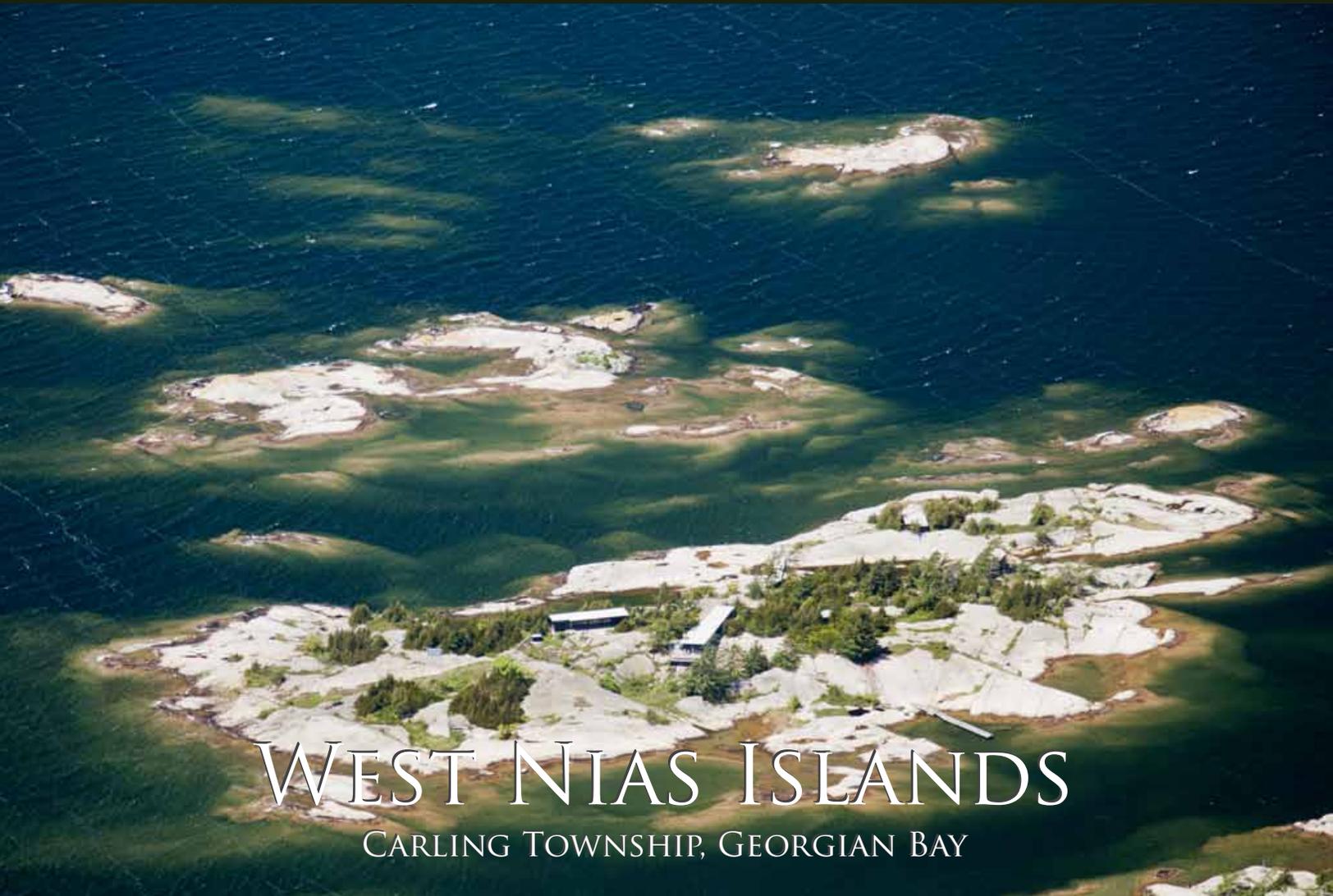




MOFFAT DUNLAP

REAL ESTATE LIMITED, BROKERAGE



WEST NIAS ISLANDS

CARLING TOWNSHIP, GEORGIAN BAY

A quintessential Georgian Bay Archipelago, comprised of two islands totaling 4.86 acres now joined in low water. Numerous 'whale-back' shoals, outcroppings and Crown lands complete the breathtaking waterscape.

The elemental and austere beauty of these islands is reflected in the architecture of the master and guest cottages, both designed by a highly regarded Georgian Bay architect. The long, low profile structures blend seamlessly within the landscape and are strategically sited for spectacular views in every direction.

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WEST NIAS ISLANDS FROM THE WATER

A stunning profile from every direction...



View from North



View from West



View from South East

THE COTTAGES

Designed by John Stark of Stark Architects Inc and constructed to exacting standards, the master and guest cottages were completed in 2004.



Master Cottage



Guest Cottage viewed from the smaller island

The cottages feature simple steel-sheathed shed roofs with protective overhangs and exterior cedar cladding designed to protect against the vagaries of Georgian Bay weather.

Glass sliding doors on all sides flood the interiors with light, allow for unimpeded transition between indoors and out and reveal breathtaking 360 degree views.

Generous decks surround the cottages further extending the living space.

THE MASTER COTTAGE



Breezeway and sitting room with dining room beyond

The 1140 sq. ft. wood and glass master cottage is entered through a flagstone breezeway /sitting room which links an open plan kitchen & living room at the south end of the structure to dining room and master suite at the north end.

A floor to ceiling stone fireplace, retained from an earlier structure on the site, anchors the southern corner of the living room. Natural materials; granite stone, Douglas fir beams, pine paneled interiors and recycled farmhouse flooring warm the interiors and reinforce the transition between indoors and out.



Master bedroom has three piece ensuite and walk outs onto wooden deck.

The dining room with propane fireplace and walkouts to deck.

THE GUEST COTTAGE



View from Guest Cottage

The Guest Cottage is sited on elevated ground with western views of 'whale backs' and open water. The cottage is entirely self-sufficient and features a kitchen/sitting room with wood burning stove, three bedrooms and a three piece bath. Decking surrounds three sides of the structure.



Open plan sitting room and kitchen.



One of three bedrooms in the guest cottage.



THE SLEEPING CABIN



Bridge between the islands

A simple bridge linking the two islands leads to the only remaining original structure, the sleeping cabin.



Tucked into a grove of trees the original 400 sq.ft. sleeping cabin dating from the 1960's has recently been refurbished.



Western views at water level

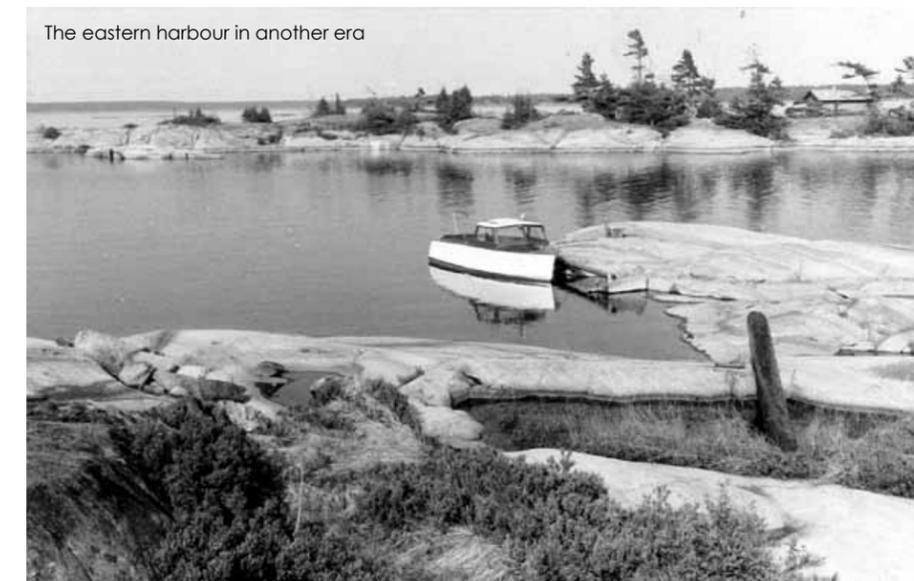
Perfect for adolescents or overflow guests the cabin sleeps five, has a Vermont wood burning stove and composting toilet. Floor to ceiling glass doors open onto stunning water level views to the west.

THE HARBOURS

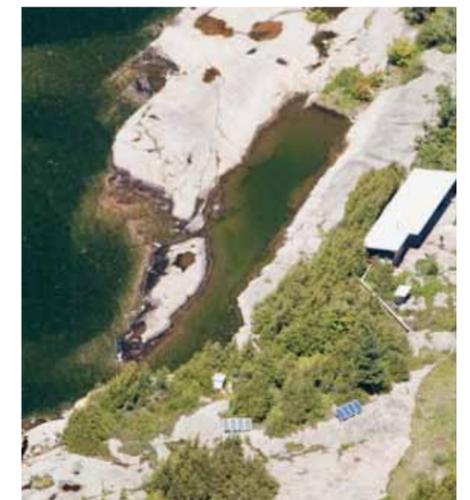


Protected eastern harbour

The islands offer two natural harbours. The main harbour is located on the east side of the islands, protected from the prevailing 'northwesterlies'. It has three floating docks anchored to a granite crib and accommodates four boats. The second harbour, a narrow gut between the two islands, is a perfect place to launch watercraft.



The eastern harbour in another era



The western harbour between the two islands

- ① Master Cottage
- ② Guest Cottage
- ③ Sleeping Cabin
- ④ East Harbour
- ⑤ West Harbour
- ⑥ Solar panels



OFF THE GRID

The islands are almost entirely solar powered save for some propane appliances.

Ancillary structures; pump house, tool shed, generator hut and solar hut are well removed from living quarters and discretely hidden amongst the trees and undergrowth.



Sentinel white pine estimated to be over five hundred years old.

STEWARDS OF THE LAND

The Nias Islands have been under the same family ownership for over half a century and were purchased directly from the Crown.

The owners have been wonderful stewards of their lands; trees are fertilized and sprayed annually, vegetation is verdant and a 500 year old pine survives and flourishes...



The Nias Islands are the westernmost of a collection of islands, 'The Nias Group' situated at the entrance to the Big Sound midway between Snug Harbour and the Batteau Group. The most direct access is a ten minute boat ride from Kilbear Marina, which is a short drive from the town of Parry Sound.



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