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BROKERAGE

## Overlooking Georgian Bay

**Location: Big Bay, Georgian Bluffs**

**Acreage: 118 Acres**

**Price: \$4,690,000.00**

An exceptional property sitting on 118 private acres that overlooks Georgian Bay. Views stretch beyond the islands of Griffith, Hay & White Cloud.

The private driveway runs along the year round, spring-fed creek that leads to the 4000+ sq ft modern farmhouse, made of quarried stone, a wrap around porch. The contemporary stone built, west wing is enhanced by its floating ceilings, floor-to-ceiling-windows, topped off by a zinc coated copper standing seam roof.

Presented by

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Bathrooms : 4

Bedrooms : 4

# MOFFAT DUNLAP

REAL ESTATE LIMITED

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This four-bedroom, year-round residence takes full advantage of its elevated position giving every room stunning views. Built in 1992, it reflects the nostalgia of a stone farmhouse with extensive millwork, baseboards and trim with solid wood flooring of maple, cherry and black walnut.

The main floor has an expansive foyer with stone flooring and views right through to the bay.

The private west wing has a powder room, separate dining room and a further library/reading room.

The east wing has a den with granite fireplace and then onward to the expansive yet cozy open-concept kitchen and family room.

Custom cabinetry throughout the kitchen centred around a refurbished, Evryday cook stove with further high-end appliances. There are two islands all with high-end Rocky Mountain hardware.

The three-window sided family room invites the outdoors in. Easy access to the outside deck and outdoor dining areas.

There are two primary bedrooms, one on the main floor with corner views to the east and front yard, as well as a 4 pc ensuite and nearby laundry facilities.

The upper level has the second primary suite with stunning bay views as well as its own three-piece ensuite.

Additional two bedroom have another shared three-piece ensuite.

The residence is heated and cooled by two super efficient ground sourced heat pumps.

Dutch Style Barn and adjacent paddocks, hay field and sand ring.

Two level, walk out stone coach house can easily park numerous vehicles with further parking on the lower level plus a maintenance workshop area.