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REALTOR  
BROKERAGE

## 2 Island 2820

**Location: Georgian Bay**

**Acreage: 1.2 Acres**

**Price: \$1,800,000.00**

### 2 Island 2820

Welcome to 2 Island 2820, your perfect private island escape. This 1.2-acre gem on Georgian Bay has everything you've been dreaming of: smooth granite shores, expansive views, epic sunsets, a sheltered cove, deep water for swimming and boating, and an easy boat route to get you there.

The charming 1600 sq. ft. cottage is designed to make the most of the stunning scenery. With 2 oversized bedrooms and 2 bathrooms, the cottage features a bright white interior, soaring ceilings, a classic stone fireplace, and tons of natural light that blurs the lines between indoors and out. The living room, perfectly positioned for panoramic views, offers front-row seats to breathtaking sunsets over the bay.

But that's not all. There's a bunkie that provides a 3<sup>rd</sup> bedroom, and the dry boathouse has tons of potential to become another awesome space—ideal for hosting friends and family.

**Presented by**

**Courtney Murgatroyd,**

Sales Representative

**Phone: 705-817-6134**

[courtney.murgatroyd@moffatdunlap.com](mailto:courtney.murgatroyd@moffatdunlap.com)

**Bathrooms : 2**

**Bedrooms : 3**

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REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - [info@moffatdunlap.com](mailto:info@moffatdunlap.com) - [www.moffatdunlap.com](http://www.moffatdunlap.com)

On-site amenities include a 40 ft. dock with a shoreline platform, perfect for launching your adventures. The property is fully equipped with hydro and the updated 2009 septic system can support another bedroom and a 3-piece bathroom! A water filter system, phone line, and a small generator for those off-grid moments are also included. Plus, a bridge connects the island to crown land, giving you plenty of extra space to explore and roam.

Imagine lazy afternoons on the dock, evening bonfires under the stars, and waking up to the sound of the water—it's all here, waiting for you. Start living your ultimate cottage life today.