



Charming Cottage

Location: Sans Souci, Georgian Bay

Price: \$875,000.00

Charming Cottage on Private Island

A charming cottage situated on a 1.3-acre private island set amongst private and crown islands in the Sans Souci Area of Georgian Bay.

The cottage provides open concept living with the kitchen and living room as one, 2 bedrooms and a 3-piece bathroom. Maximizing the space, the addition of a wrap around, screened-in porch gives you the opportunity to bring the outdoors in with alfresco dining and numerous places to sit and relax while taking in the natural vistas.

Oriented to open water and breathtaking sunset views, the cottage is compact and simple in its layout. The deck with stadium stairs extends the vista and highlights the granite outcropping. The back deck is private and houses an outdoor shower with direct access to the bathroom.

The sleeping cabin, adjacent to the cottage, has a double size bed and eastern facing windows capturing the morning sun. A newly constructed shed offers ample space for tools and water toys. A dartboard in the woods and small dock to the east, offer fun activities and fishing to keep the outdoors enthusiast entertained.

On the south-eastern side of the island is a 20 ft. dock and 3 shoreline platforms for docking, swimming and water activities.

The Island is powered by hydro and has good internet connectivity.

Moon River Marina is 15-minutes away by boat and Iron City Fishing Club is 10-minutes away.

Presented by

Courtney Murgatroyd,
 Sales Representative
 Phone: 705-817-6134
courtney.murgatroyd@moffatdunlap.com

Bathrooms : 1
 Bedrooms : 2