

“BIGWOOD POINT” GEORGLIAN BAY - POINTE AU BARIL



Modern Home or Cottage Complex

This is as complete and appealing as anything we've seen for a long time. The modern island home/cottage, statistically about 20 years old was originally occupied on a year around basis. It has recently been thoroughly refurbished, enlarged, and appears to be as new.

*Just minutes by boat or snowmobile from the harbour the well profiled southwest point of land is said to be 3.9 acres with 700' of water frontage. **Within a good setting** of its neighbourhood the property enjoys classic pine trees and deciduous species, open spaces and deep shoreline water. **Multidirectional open views, all day sunshine** and good privacy are other features.*

*The well designed **3 bedroom open concept living area dwelling** has about 2,400 ft.² under roof including two large screened summer living rooms. A big center of the dwelling fieldstone fireplace completely finished on all 4 sides, tasteful furnishings and decor throughout, 2 ½ bathrooms, a finished basement family room and laundry facilities are some of the other attributes. A wide outer deck with glass rails and a grand staircase are at the main entry ways. There is an attached garage at the rear.*

*Additional improvements include a **nearly new state of the art 2 slip floating boathouse**, two small bunkies (one recently remodeled), a sauna building, a storage building, a near the water gazebo, flag pole, a septic bed and hydro service.*

Asking price \$975,000.00

Neil Cameron, Broker of Record 705-366-2532

Toll free 1-877-234-1634

LISTING SPEC SHEET

DETAILS OF THE PROPERTY *

MAIN COTTAGE / HOME

The attractively designed rough cut pine faced raised bungalow has a partially finished walkout basement. The interior living area has cathedral ceilings, hardwood flooring, some drywall and pine planked walls. Most of the systems (water, water treatment, furnace, air conditioning, electrical panel, some windows, shingles) and the long list of appliances and furnishings are nearly new. Custom lighting, a hot tub, high quality sound system which is wired to several specific areas, central vac and a gas generator for power outages are inclusions.

Main Level

Living /dining room and kitchen	800 ft.± combined	Open concept with central 10' x 5' fieldstone fireplace, dream kitchen with built in stainless steel dishwasher, propane stove, range hood, fridge/freezer and microwave, numerous cupboards, bar sitting area, windows spanning across the living and dining areas, ceiling fans, French doors to verandah. Artistic antique feature wall on back of fireplace. Track lighting in kitchen and living room areas. Large stainless steel LG fridge/freezer, wall of storage cupboards, laundry tub with lower storage. Cathedral ceiling, stained cedar plank flooring, french doors to living area, door to north west deck, door to south deck. Furnished with willow easy chairs, planter and table, dining table and chairs, antique settee. Sunken hot tub, stainless steel barbeque, sitting area. Walk-in closet, ensuite 4 piece bathroom, patio doors to deck. Ceiling fan.
Bedroom	9 ½ x 11	Closet.
Bedroom	9 ½ x 10	Closet.
Bathrooms	2-4 pc., 1-2 pc.	Hardwood flooring.
Garage	22 x 20	Doors at each end, work shop area, upright freezer, chest freezer.
Decks, front & side	36 x 12 and 26 x 6 L-shaped	Tempered glass vertical sides.
Deck Master bedroom	15 x 12	As above.
Deck rear		Walkway with wooden rails.
Lower Level		Cement flooring, pine walls and ceiling.

LISTING SPEC SHEET

Recreation/Sleeping		Open concept. Wet bar with cupboards, wine fridge, bar fridge, sink. Television, games, eating and sleeping areas. Airtight stove.
Laundry Room	10 x 6	Front loading washer and dryer, laundry tub, lower cupboards and shelves.
Cloakroom		Shelving and closet area.
Basement/storage		Kinetico complete water treatment system, 60 Cascade h.w.t., electric forced air furnace with air conditioning plus premium electronic air cleaner.
Garage 20 x 22		Attached (lower area) to dwelling. Double with shop area, upright freezer and chest freezer.
BOATHOUSE	36 x 35 ³ / ₄	Building.
	56 ³ / ₄ x 42	Deck/floatation. Wood frame with galvanized metal pontoons. 2 wet slips, 26 ³ / ₄ x 12' and 23' x 10'. electric door opener, 1 electric lift winch with boat cradle and 1 mauual winch setup. Well finished, windows, canoe racks, storage area etc. Refrigerator.
BUNKIES		V joint pine walls and ceilings and spruce or pine floors. All are insulated and have hydro.
	12 x 14	Refurbished with stained walls and ceiling, v joint pine floors.
	12 x 14	
SAUNA/STORAGE	14 x 14	
STORAGE BUILDING	14 x 10	Needs repair, could be used for sleeping accommodation.
GAZEBO	16 x 16	Screened, near the shore.
SERVICES		Hydro. Septic system. TV satellite dish and internet connection.
ASSESSMENT/TAXES		\$532,500 - 2011 phased in - 2011 estimated \$3,400.
INCLUSIONS		More or less "turn key". Most furnishings and appliances, satellite dish. Subject to reconfirmation.
EXCLUSIONS		Contact listing agent. All watercraft, snowmobiles and related items, personal belongings (to be finalized).

Note - The owner's spouse is a licensed realtor.

*All measurements are quoted in feet. Errors and omissions expected. Prospective purchasers should satisfy themselves regarding the accuracy of the information, including pictures, contained in this feature sheet.