

“ROCKSTAR” ISLAND GEORGIAN BAY - POINTE AU BARIL



Within one of Georgian Bay’s finest settings this private island enjoys an idyllic location, privacy, wonderful panoramic westerly open views, sunrises, sunsets, hospitable topography and simple but appealing improvements. It is approximately 2 ½ hours north of Toronto, Ontario by vehicle.

The island, reportedly 1.21 acres in size is within the choicest area of the local island community. Placed to the west of the well known Ojibway Club it is nestled leeward of the very outer islands. Unique rock formations, classic windswept pines and a relatively well protected deep water harbour and a quiet rear bay are some of its features.

The attractive 3 bedroom summer home is placed to maximize the unobstructed vistas of the big water to the west. Less than 15 years old the cottage is surrounded by large outer decks and walkways. An abundance of glass windows and doors integrates the outdoors into the comfortable and tastefully furnished and decorated interior. A nearby free standing sleeping cabin, outdoor shuffleboard court and multi docks are other parts of the package.

*Complete islands in highly desirable settings seldom change hands. Holdings like this are a valuable almost irreplaceable asset to be passed on down through the generations. Over the long term their scarcity has resulted in ever and ever higher prices. **Perhaps this is an opportunity to acquire your own island.***

Your enquiry is invited now.

Offered exclusively for \$1,695,000.00

Neil Cameron, Broker 705-366-2532

Toll free 1-877-234-1634



118 South Shore Road
 Pointe Au Baril, Ontario
 P0G 1K0 Canada
 Tel: (705) 366-2532
 Fax: (705) 366-2691
 www.ojibwayrealty.com

DETAILS OF THE PROPERTY *

Built to today's standards the comfortable quarters are immaculate and will appeal to environmentally conscious buyers who want simple but functional facilities. Go green; energy requirements are supplied by a combination of solar panels/storage batteries and propane gas. The bathroom toilets are water efficient composting types. The main dwelling has open concept but separate living, dining and kitchen areas and a screened verandah.

THE COTTAGE

Approximately 1,600 ft.² under roof.

Enclosed verandah	20 x 17 ½	Screened, lined V joint ceiling, walls are V joint and cedar shakes. Wood plank floor, double doors to front and rear as well as two side doors to decks.
Living Area	20 ¼ x 16 ¾	Reclaimed brick fireplace with decorative inlaid bird and fish, painted V joint cathedral ceiling, walls are lined V joint, patio doors, built in cabinet and shelving unit,
Dining area	13 x 10	Patio doors to roofed over open side porch, kerosine chandelier above table, flat stained V joint ceiling and walls, pine floor.
Kitchen	13 ½ x 10	Beautifully finished with pine upper and lower cupboards some with glass fronts, drawers, china hutch, decorative backsplash tiles along countertop walls, breakfast counter, pantry/closet, large propane fridge/freezer, propane stove, large double sink .
Bedroom area hallway	12 x 7 ¾ irr.	Built in storage cupboard and library shelves. Skylight.
Master Bedroom	17 x 12	Patio doors to outer deck, ensuite washroom with a high quality sink fixture with white and painted tile backsplash and a toilet.
Second bedroom	12 x 9 ½	Double bunk beds, door to deck.
Third bedroom	12 ¼ x 9 ½	2 twin beds, closet with shelving, door to deck.
Bathroom		2 piece with white fixtures, white and colored tile backsplash.
Rear deck storage		Enclosed with hot water heater, storage space.

SLEEPING CABIN

16 ½ x 10 ¼

169 ft.². Railed side deck 10 ¼ x 6 plus 22 x 4 front ground level deck/walkway. Drywall ceiling and walls, pickled pine flooring, 2 piece washroom.



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DOCKS

32 x 8 plus 16 x 8

Main dock L shaped with ramp.

16 x 8

Rear side dock. Swim platform.

20 x 8

Front dock with ramp.

OTHER IMPROVEMENTS

Two sets of impressive mortared flagstone steps.

20 x 14

Roofed over open boat rack.

12 x 4 ½

Storage shed.

ASSESSMENT/TAXES

\$795,000/\$5,300.00 approx. - 2007.

SERVICES, MISC.

Solar electricity, outdoor shower, clothes line, shuffleboard court, dock side storage kiosk, leaching bed.

INCLUSIONS

Most furnishings & appliances, small aluminum boat with engine, blue canoe.

EXCLUSIONS

*Basically turn key. All art work including "LOVE" symbol in dining room, small wrought iron loon table in living room, dresser on master bedroom, personal items and memorabilia and all other water craft.

*Confirm with listing broker.

*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.