

**“SCIOTO” - BAYFIELD INLET  
GEORGIAN BAY - POINTE AU BARIL**



*One of the grand old vacation compounds and **well located** within **idyllic surroundings**, this listing includes **private** developed **island** 745A, reportedly 1.07 acres **plus** an adjacent vacant tract on island 744A, said to be 1.38 acres (source MPAC in both cases). The latter enhances privacy and has development rights on its own.*

*These properties are situated on the inner fringe of the outer islands affording some protection from inclement weather. They do have **relatively unobstructed views** to the west and its open waters. The **setting is appealing** and **peaceful** with **adequate privacy**.*

*The classic cottage faces the open and is just under 1,600 ft.<sup>2</sup> including an L shaped screened verandah which extends across the south and west sides. It will particularly appeal to those who have a sense of heritage. Other improvements are a single slip cribbed foundation boathouse (over presently very shallow water), a basic compact bunkie, a small tool shop, docks and a sewage holding tank. Further information is on the attached specification sheet.*

*This is a package deal for 2 legally separate properties.*

*Your enquiry is invited now.*

**Asking price \$650,000.00**

*Neil Cameron, Broker 705-366-2532  
Toll free 877-234-1634*

**We're sold on Georgian Bay**



118 South Shore Road  
 Pointe Au Baril, Ontario  
 P0G 1K0 Canada  
 Tel: (705) 366-2532  
 Fax: (705) 366-2691  
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**DETAILS OF THE PROPERTY \***

SCIOTO - The improvements are all several decades old (guesstimated age 65 years) and are a reminder of simpler times of yesteryear. All are wood frame single storey structures and they appear to have been well maintained. There are a series of stone walkways and steps on the developed site.

**THE COTTAGE**

Approximately 1,588 ft.<sup>2</sup> under roof. It has a mortared stone perimeter foundation and wood pier supports.

Living Room	19 1/2 x 17 1/4	Stone floor to ceiling fireplace, unique varnished white birch floors.
Kitchen	18 1/2 x 9 1/2	Open cupboards with stainless steel bottom, double sink, electric stove, fridge, vinyl flooring, wood stove
Bedroom	12 x 9 3/4	Twin beds, dresser, ensuite 3 piece washroom with closet.
Bedroom	12 1/2 x 9 3/4	Twin beds, dresser, closet.
Bedroom	9 1/4 x 7 1/4	3/4 bed, dresser.
Office (storage)	7 3/4 x 7 3/4	
Bathroom	3 piece	Water efficient toilet.
L shaped Verandah	28 3/4 x 25 x 7 1/4	Screened, faces south and west.

**BUNKIE** 12 x 10 About 120 ft.<sup>2</sup>. Double bed, dresser, wood stove (not hooked up).

**SHOP** 10 x 8

**BOATHOUSE** 30 x 15 On cribs, water too shallow.

**DOCKS** 40 x 8 Front dock (2 sections).  
 20 x 8 Side dock. Water depths in these areas are fine.

**OTHER IMPROVEMENTS** Outhouse toilet, dockside storage kiosk.



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**ASSESSMENT/TAXES**

745A

\$335,000/\$2,290.00.00 approx. - 2008.

744A

\$133,000/\$910.00 approx. - 2008

**SERVICES, MISC.**

Hydro electricity, sewage holding tank.

**INCLUSIONS**

All furnishings & appliances subject to confirmation.

**EXCLUSIONS**

Personal items and memorabilia.

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