

**TWO FLAGS ISLAND - BAYFIELD INLET
GEORGIAN BAY - POINTE AU BARIL**



Paradise found! This 1 acre parcel is completely surrounded by Crown land and is within a remarkably appealing wilderness setting. Privacy is superb and the site is only about a 10 minute boat ride away from a marina.

All of the facilities appear to be in first rate condition. The attractive 2 bedroom cottage is placed atop a high granite ridge. The furnishings throughout are attractive and as new. A nearby bunkie, present use a shop, could be converted to a self contained bedroom unit.

Classic windswept pines and other trees form the background. Access and egress to this property is in part through a relatively narrow channel which presently has adequate water depth. It is probably not suitable for larger boats.

This modestly priced listing is a real gem and is particularly suitable for a smaller family who want a simple lifestyle with most of the modern conveniences.

Please call us now for further details.

Asking price \$382,500.00

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We're sold on Georgian Bay



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DETAILS OF THE PROPERTY *

Two Flags Island has an appealing and well built wood frame bungalow style cottage. The walls and ceilings are insulated, windows are double glazed and most of the exterior is low maintenance materials. Interior rooms are clad with rough cut vertical cedar boards. There are a number of ceiling fans, baseboard heaters and track lighting throughout. There are outer decks on 2 sides.

THE COTTAGE

Approximately 1,087 ft.2 under roof.

Living Room/kitchen	29 x 16	Open concept, the living room has maple laminate flooring, and a wood stove. The kitchen has extensive cupboards, double sink, stove with self cleaning oven, fridge, under counter built in freezer, dishwasher, built in microwave, fluorescent lighting fixture and quarry floor tiles.
Master Bedroom	15 x 11	Large closets, carpeted, windows on 3 sides, door to secluded rear deck.
Bedroom	12 x 8	2 closets, carpeted, Murphy bed.
Bathroom & laundry area	3 piece	With shower and washer & dryer.
Screened Verandah	15 x 9	Carpet, benches & picnic table.
SHOP/BUNKIE	16 x 12	Joined to the cottage by open decks, a section has an overhead trellis. Open stud, plywood floors, fridge. Could become an additional bedroom.

DOCKS

16 x 8 Plus ramp and railed steps.

OTHER IMPROVEMENTS

Walkways, a series of mortared stone flower garden areas, railed steps and decks, flagpoles.

ASSESSMENT/TAXES

\$207,000./\$1,414.00. approx. - 2008.

SERVICES, MISC.

Hydro electricity, backup 4200 watt generator with switch over, septic system, satellite TV (subscription necessary for continuing service), water pump.

INCLUSIONS

All furnishings & appliances , linens, blankets, chattels, steel boat with 25 h.p. engine, 17' fiberglass canoe, 2008 survey.

EXCLUSIONS

Personal items and memorabilia, selected dishes, one walkie talkie, all tools.

*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.