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ACCESSIBLE SECLUSION

GEORGIAN BAY, ONTARIO

By Dan Allen

Canada's vast and gorgeous Georgian Bay offers the best of both worlds: proximity to big civilization (it's under 100 miles from Toronto) meshed with the complete tranquility and seclusion of bayside island life. Georgian Bay features more than 1,200 miles of majestic coastline and some 30,000 islands, which together form the largest freshwater archipelago on the planet.

These four exclusive Ontario island properties cover a variety of Georgian Bay locales and can accommodate varying numbers of guests, but they share several terrific traits. All offer utter privacy, magnificent views, easy access to a world of outdoor adventure options, and striking structures in complete turnkey condition.

Located in the sparkling waters of Georgian Bay's south channel is Maud Island. The 18 acre property has ample room for the active family to hike, play tennis and enjoy sandy beaches. Stunning vistas can be enjoyed throughout the island's terrain, which is comprised of the west leaning pines and beautiful granite rock formations that are the trademark of Georgian Bay. The island was made with the active host or large family in mind and includes a main lodge, "hideaway" cottage, a caretaker's cottage, 2 guest cottages, a boathouse along with a 2 room children's playhouse.

The main lodge was constructed in 1948 and features whole log construction with high beam ceilings and pine flooring throughout. A

stone fireplace sits at the heart of the living room, which leads to a large kitchen, 2 bedrooms, 1 full and 2 half baths, a bright and cheery dining hall with seating for 24 as well as ample storage space.

The "hideaway" cottage offers half log construction, 2 beds and 2 bathrooms, another beautiful stone fireplace, and a sunroom with a large wood deck overlooking the water. The two guest cabins are similarly structured with half log construction and offer 2 and 3 bedrooms respectively, bathrooms and screened porches. The recently renovated boathouse offers a large workshop, loft, 3 boat slips and handy winter lifts.

Walkways of natural stone and asphalt lead up to the lodge, where cedar railings and beautiful lawn areas round out this fabulous listing. Maud Island is the ideal place to get away from it all with a group of your closest companions.

Maud Island is offered at CAD 2,2950,000.



MAUD ISLAND - ALL IMAGES



Perched on the border of beautiful Massasauga Provincial Park in the Georgian Bay's popular Sans Souci region, 5.2-acre Manchee Island currently serves as the three-season home of a noted local builder. The gracious main cottage was custom built atop a granite shoulder surrounded by a mixed forest of pine, maple, and oak. Its east-facing front entrance and kitchen/pantry overlook the natural deep harbor, while its principal rooms have a southwest orientation to take advantage of the property's breathtaking views of the open water of Georgian Bay.

The home's three bedrooms include a master suite with cork flooring, a "floating" king-size bed, his and hers walk-in cupboards and dressing rooms, two vanities, and a private master deck overlooking the Bay with its own fitness/massage pool. The great room features ceiling fans, an entertainment center, and a propane fireplace, while

the sun room (affectionately known as "The Tree House" by the current owners) has floor-to-ceiling windows on three sides with doors leading to a barbecue deck. The generous front deck wraps all the way around the structure to the master suite at the south end. The property also features a 550-square-foot guest cabin, a covered two-slip boat shed, generous docking for six to eight boats, and a dockside workshop.

Beautifully landscaped and less than 10 minutes by boat to the Sans Souci Community Center, lovely Manchee Island is accessible from any of Parry Sound's full-service marinas, or locally via Moose Deer Point or the protected waters from Woods Bay Marina.

Manchee Island is offered at CAD 1,580,000.



MANCHEE ISLAND - ALL IMAGES

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Just to the south of nearby O'Donnell Point Nature Reserve lies the spectacular trio known as the Tryon Islands, or simply as Islands 347, 349, and 217. These isles lie at the mouth of Freeman Bay and feature the dramatic rocky surfaces, low crawling foliage, and windswept trees that are characteristic of this stunning area of Georgian Bay.

The outermost of the group is the 2.4-acre Island 347, which is home to two state-of-the-art cottages that total 1,040 square feet and are literally woven into the landscape around a cluster of trees at the island's center. Designed by architect Bill Dewson and built by experienced local contractor White Construction, the Douglas fir cottages and their connecting decks were created to withstand the sometimes harsh extremes of the Bay's climate.

The main cottage features a multitude of striking elements, including its wood burning fireplace crafted of Owen Sound limestone, solar-

powered halogen light fixtures, a limestone-floored master bath with clear cedar walls, stainless steel kitchen cabinetry, and limestone kitchen counters. Propane powers both the refrigerator and range, and a propane gas line supplies the barbecue on the cedar deck. The island's third structure is a one-room waterside sleeping cottage built on concrete block piers.

Connected to Island 347 by a natural land bridge is 3-acre Island 349, currently vacant but a logical location for additional structures, such as a guest cottage. Both 347 and 349 have granite projections that carve out natural protected harbors. The island cluster's third member, the 1-acre unbuildable Island 217, lies just to the west.

Readily accessible from either of the marinas on Twelve Mile Bay Road, the striking Tryon Islands are being offered at the reduced price of CAD \$1,950,000.



TRYON ISLAND - ALL IMAGES



Providing the added layer of privacy and spectacular unobstructed views that only an outer island can, Kishkadena Island is considered one of the finest of its class in Georgian Bay.

Located in the lovely Pointe au Baril community in the Parry Sound District, Kishkadena is just minutes from the Ojibway Club – the area's social and recreational hub, and one of the few remaining turn-of-the-century lodges in the region. Sited on 3.98 acres, the property's glorious 5,000-square-foot beach house was designed by Stark Ireland Architects and boasts a master suite with walk-in closet and adjoining office – all featuring custom millwork, three additional en suite bedrooms upstairs (two with balconies), an open-concept living/dining room with cathedral ceilings, a custom kitchen with Wolf appliances and Sub Zero refrigerator, a pantry with second dishwasher, and an indoor/outdoor stone fireplace.

Its expansive deck has a custom built-in stone barbeque, a wet bar, and a hot tub, and leads to a beach and a custom stone fire pit. The home's infrastructure includes water purification and septic systems, a transformer, lightning protection, a utility building with 600 amps and 50 kilowatt generator back up, a fire pump, two air conditioning systems, wifi, and under floor heating in nearly every room.

A coveted outer island gem with a beautiful home overlooking the bay, Kishkadena is offered at USD \$4,295,000.



INQUIRIES

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