



West Nias Islands

Location: Georgian Bay

Acreage: 6.3 acres

Presented by

A quintessential Georgian Bay archipelago, comprised of two western oriented islands, now joined in low water, totalling 6.3 acres. The main island's total linear water frontage is 2300 feet. In addition to the two freehold islands of the archipelago there are numerous 'whale -back' shoals, outcroppings and crown islands that complete the breathtaking waterscape.

The Nias Islands are the westernmost of a collection of islands named the Nias Group situated at the entrance to the Big Sound, midway between Snug Harbour and the Batteau Group. The most direct access is a ten minute boat ride via Kilbear Marina - a short drive from the Town of Parry Sound.

The Nias Islands have been under the same family ownership for over half a century and were purchased directly from the Crown. Extensive improvements were made on the islands over the years and can be highlighted as follows:

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- The main cottage (1140 sq. ft.) was designed by John Stark in 2003, a highly regarded Georgian Bay architect and neighbour of the family. This long and refined wood and glass structure consists of an open plan kitchen adjoining a breezeway entry with flagstone floor, dining with propane fireplace, living (cathedral-style ceiling) with original stone fireplace and a master bedroom with 3 piece en-suite. Both the steel sheathed shed roof with overhangs and the exterior cladding of cedar siding were chosen to protect against the harsh weather realities of Georgian Bay outer islands. The building was completed by a well known local contractor - Christenson Construction- in 2004 whose attention to detail is evident throughout.
- The 850 sq. ft. sleeping cottage is designed similarly to the main cottage in that it too appears to blend seamlessly into the landscape. It is perched on elevated ground with spectacular western views of open water and 'whalebacks'. This is a three bedroom structure with a 3 piece bathroom and a living room with a fully equipped kitchen allowing for independent function from the main cottage. Like the main building it has multiple sliding glass doors to access the outdoors. The Douglas fir beams, the horizontal white pine interior paneling and the reclaimed hemlock floors all combine to imbue the buildings with warmth and character. The addition of a wood burning heatilator provides further charm.
- The original 'bunkie' (400 sq. ft.) dating from the 60's located on the secondary island has been recently restored. This is the perfect structure for adolescents or overflow guests: it can accommodate five and is outfitted with a Vermont wood burning stove and a composting toilet. It's floor to ceiling glass panels and water level views make this a popular spot on the island.
- There is a natural harbour on the east side of the main island which is sheltered from the prevailing 'Northwesterlies'. The harbour contains three floating docks anchored to a granite crib which can accommodate 3-4 power boats.
- There are extensive cedar wooden decks for lunching 'al fresco', for entertaining or for generally enjoying the outdoors. The main cottage has over 1,500 square feet of decking and the decking surrounding the sleeping cottage is approximately 1,100 square feet all skillfully scribed into the smooth granite surfaces.
- Sanitary disposal is by a septic system installation which was performed by a licensed contractor and was approved by the Health Department of the local municipality (Carling Township) and was sized to a capacity to accommodate the number bedrooms in the main cottage and the secondary cottage.

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- The power requirements for the islands are essentially self-generating save for some propane appliances. The islands are powered by a recently enhanced solar system which consists of two four panel arrays (4 X 185 watt and 4 X 220 watt panels). These two arrays are respectively controlled by a Blue Sky Solar Boost Charge Controller and an Outback Charge Controller. The inverter is a Magnum Energy Pure Sine Wave unit. The existing deep cycle battery bank has been upgraded with 12 new flooded 1380 amp hour batteries. It provides ample power to the electrical outlets and the water pump system.
- Ancillary buildings consist of a small wooden pump house which supply pressurized water, a generator hut well removed from the living quarters, a solar power hut and a fully equipped tool shed - all buildings are located discreetly amongst the trees and undergrowth.
- Television reception and internet access is provided via satellite dishes
- The Nias Islands have been owned by the same family since the 1960's and throughout this period they have been wonderful custodians of the islands. As an example, the island trees (the white pine and cedars in particular) are sprayed for sawfly and other insects and are fertilized on an annual basis. As result, the flora on the islands is lush and verdant.

It is reported that there is a white pine on the main island that is over five hundred years old!

Offerings of the remarkable quality of the Nias Islands come to market possibly once in a generation.