



## Chamberlain Island

**Location: Sans Souci Georgian Bay**

**Acreage: 12 Acres**

**Price: \$6,800,000.00**

Presented by

Originally purchased in the 1930's, Chamberlain Island has been the summering place for three generations of a prominent Toronto family.

From a modest log cabin in the 30's, the 12 acre property has been tastefully developed over 80 years into a gracious family compound comprised of main lodge, master cottage, 3 self-contained sleeping cottages, laundry house, two boat houses, sauna and two protected deep water harbours.

Chamberlain Island comfortably accommodates 16 in discretely private settings. All cottages have 3 piece ensuite and granite fireplaces and enjoy stunning water views.

Designed by noted local architect, John Stark, of Stark Architects Inc. and built to exacting standards by Harold Blower of Rose Point Contracting, the main lodge typifies classic elements of the Georgian bay cottage style; exposed timber frame construction with vaulted ceilings/ pitched cedar shingle roof with gable windows and protective overhangs, floor to ceiling granite fireplaces and expansive windows allowing a seamless visual interplay between indoors and out.

The 1800 sq.ft. main lodge houses an open plan dining/living area and a state of the art kitchen.

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The gracious living /dining area features a granite fireplace and automatic windows which disappear at the flick of a switch opening the entire space to the outdoor breezes.

The spacious classic chef's kitchen was designed to accommodate the most refined culinary experience with top of the line appliances; dual Thermador electric ovens, Dacor 6 burner gas cooktop, two Sub Zero refrigerator/freezers, two Miele dishwashers and a wood burning fireplace complete with soup/stew arm and grill.

A butlers pantry and wet bar allows for generous storage and ease of serving guests...a walk in cooler and floor to ceiling wine cooler are located a few steps from the pantry.

## THE COTTAGES

Typical of Georgian Bay cottage layouts, the four sleeping cottages are separate from the main lodge.

### Master Cottage

Just steps from the main lodge, the 3000 sq. ft. master cottage features a living room with fireplace, master bedroom with 2 ensuite, office with fireplace, 2 secondary bedrooms and a 3 piece bath.

### Sunset Cottage

Sunset Cottage is the original log cabin from the 1930's updated with 3 piece cedar bath and restored pine plank floors. The 450 sq. ft. structure is simply laid out with one bedroom, and living room with fireplace. It has, as its name suggests, full western exposure.

### Pink Cottage

The 500sq.ft. Pink Cottage, has one bedroom with granite fireplace, 3 piece cedar bath and a splendid waterside location.

### Sunrise Cottage

Sunrise Cottage, located on the other side of the island, has 2 large bedrooms, 2 3- piece baths, a living room with woodstove and a kitchenette. At 850 sq.ft. it can comfortably accommodate a family.

## THE BOATHOUSES

The main boathouse, in the main harbour, features a 1000sq.ft. second storey loft with 2 bedrooms and 3 piece bath. The first floor houses a cedar sauna, kitchenette, a 3piece bath and a single 40' boat slip.

The 1400 sq. ft. utility boathouse, in its own protected harbour, is a single story structure with single slip, workshop, kitchenette and office and 3 piece bath.

Both harbours and boathouses afford generous docking for family and guests.

Extensive decking has recently been refurbished...a protected sand beach is ideal

for children's swimming and for launching watercraft.

## THE TERRACES

Large expanses of flat rock extending from the main lodge have been developed into a series of open terraces, ideal for outdoor entertaining and al fresco dining.

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## THE GARDENS

Carefully tended gardens flourish on Chamberlain. A kitchen garden supplies fresh salads and herbs and cutting gardens fresh bouquets throughout the summer season.

Wooden walkways and granite pathways wind throughout the beautifully landscaped island linking terraces, cottages, gardens and waterfront.

## THE INFRASTRUCTURE

Power to Chamberlain Island is provided via a submarine hydro cable from a neighbouring island. There are individual sub panels throughout the island with the main breaker panel located under the Main Lodge.

There are two septic tile beds installed on the island that have been sized in accordance with the number of bedrooms in the main cottage and the secondary cottages. Each cottage is equipped with sealed container and a float system that pumps effluent to the septic field. In the event of a power outage there are three generators that can satisfy the power requirements for the island. The sanitary systems were installed by a licenced contractor and were approved and inspected by a representative of the Parry Sound Health Department.

The island is hard wired with Bell cable which in addition to telephone service provides dialup internet. Both these services are also available wireless.

Five ancillary buildings include a wooden frame pump house which supplies pressurized water throughout the island, wood sheds and storage sheds.

## SANS SOUCI AREA

Sans Souci, considered to be one of the most desirable vacation areas within Georgian Bay's Thirty Thousand Islands, is an easy 20 minute boat ride from Parry Sound via the protected South channel. Parry Sound is a two hour drive from Toronto/Pearson International airport via the newly improved, four lane, interprovincial, Trans Canada Highway.

The islands waters and harbours are safe for float plane landing and tie up. The flight is approximately 40 minutes from Toronto Island/Billy Bishop Airport.

The private Sans Souci tennis club and community center is a five minute boat ride from Chamberlain Island, and wonderful picnic islands, 'The Umbrellas' and 'The Minks' are close by.

In the environs, Muskoka offers a jetport, world class golf courses and fine dining and Parry Sound hosts its annual summer music festival, 'Festival of the Sound'.