



**moffat
dunlap**

REALTOR
BROKERAGE

Bernadette Island

Location: Go Home Bay, Georgian Bay

Acreage: 35.62 Acres

Price: \$2,000,000.00

Presented by

Extensive family compound comprised of main cottage, a master sleeping cottage, a guest cottage, enclosed gazebo, dry dock boat house. Accommodates large numbers with maximum privacy. Main cottage (approximately 1,500 sq. ft.) has a large screened porch, a full width wooden deck, floor-to-ceiling granite fireplace, kitchen, 4 bedrooms, 2 3-pc baths and a utility room with washer & dryer.

Custom built in the 70's by a well regarded builder. Well maintained in "Viceroy" style.

The island improvements also include a separate master Bunkie with a single bedroom, ensuite and screened porch. There is also a one room sleeping cottage and a large dry-dock boat house that houses the water pressurized water system. The floating dock system that is hinged to the boat house ramp can accommodate a number of watercraft.

Beautiful interior lagoon, moss laden pathways throughout the 36 acre island. 2 separate parcels totalling 1.5 acres. Sheltered harbour, sand beach and spectacular west facing views.

Opportunity to create separate lots.