



**moffat
dunlap**

REALTOR

Jess Point

Location: Georgian Bay

Acreage: 1.5 acre

Presented by

"Jess Point", Wah Wah Taysee , Georgian Bay- a beautifully positioned 1.5 acre island located on the western arm of Big David Sound, protected from the main channel by a series of crown islands and shoals. The classic Georgian Bay cottage from the 1930's (approx. 1350 sq. ft.) is perfectly sited to capture the spectacular views to the south and southwest - including American Camp in the middle ground and the "Big Three" in the distance - the islands of Hope, Christian and Beckwith.

There is a huge wraparound screened porch which is perfect to view the sunsets over the Alexander Islands.

Additional improvements to the island are: a wood frame Bunkie (approx. 200 sq. ft.) a separate w/c and a tool shed.

The docks are located on the eastern side of the island in a naturally protected sandy bay.

There is hydro connection to the island via a submarine cable from the Tadenac Peninsula.

The island of "Jess Point" is about a five minute boat ride from King Bay Marina which is located on Twelve Mile Bay Road west off Highway #400.