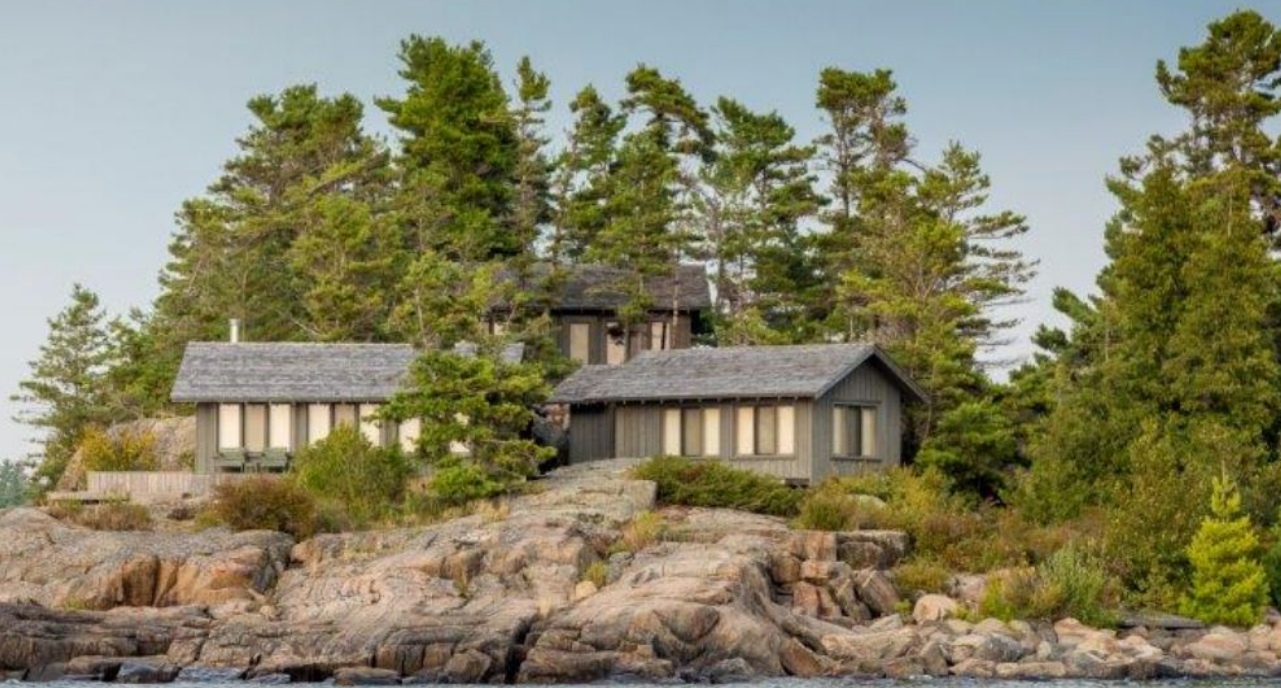




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REALTOR



Round Island, Sans Souci

Location: Sans Souci

Acreage: 1.5 acre

Price: \$1,450,000.00

Presented by

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Round Island, Sans Souci

A turnkey island property in the heart of Sans Souci, this 1.5 acre island offers a Main Cottage, Master Cottage and two bedroom Guest Cottage all recently, meticulously constructed by a well known local builder.

Perfectly positioned on the edge of the open water all structures are oriented to the breathtaking views to Black Rock and the Western Islands.

The three cabins are compact and simple in their layout and construction accentuating the primal Georgian Bay experience; smooth Pre-Cambrian sloping rock and sheer granite faces, wind contorted pines, vast water, a huge, ever changing horizon, and the utterly breathtaking views.

The main 830 sq.ft. cottage houses a galley kitchen, dining and living area featuring a wood stove and a wall of west facing windows. A covered breezeway off the kitchen leads to a laundry/utility room.

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The master cabin, adjacent to the main, has a 3 pc. bath and enjoys the same western facing views.

A large deck, scribed into the rock links the main and master cottages and wraps to the front of both structures offering spectacular sunset vistas.

Sited on a rock promontory above the main and master, the guest cabin too has unobstructed views. It offers two bedrooms and a shared 3 pc. bath.

On the north side of the island a 'blasted' harbour has been created, fully approved by both MNR & DFO, and a 3 slip docking system is in place.

A dry dock boathouse and secondary docking is located on the south side of the island.

Round Island is entirely off the grid; solar powered with a back up gas generator.

Water is pumped from the bay and purified by a UV system.

The island is moments by boat from the Sans Souci Tennis Club and local marina and is within easy access to any of the full service marinas in Parry Sound via the South Channel.