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REALTOR



## Loundes Island

**Location: Sans Souci**

**Acreage: 1.3 acres**

**Price: \$595,000.00**

Loundes is a picturesque 1.3 acre island offset from Parry Sound's South Channel. Well treed with areas of granite cliffs, rocky outcroppings, a sand beach and moss and fern pathways the island offers enjoyable hikes and lovely water views.

The 800 square foot one bedroom main cabin has an open plan living and kitchen area, a 3 piece bath (plus outdoor shower) and a fully screened front porch. A gazebo platform creates an outdoor room and is used as a dining room which can accommodate up to 10.

The screened porch has a conversation area overlooking the South Channel and a pull out day bed which create a second sleeping area. Pull down canvas flaps allow for enjoyment of the porch in all weathers.

A charming log structure, the main cottage was expertly constructed by two Swedish brothers who worked in a Parry Sound lumber camp and floated the logs to Lourdes Island to build their cabin.

Completely remodeled in 2007, with new kitchen, new appliances, a new roof, airtight woodstove, a 200 amp electrical service, triple filtered water system and pump and instant hot water tankless system. All windows are new and fully operable with screens to allow for maximum airflow.

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REAL ESTATE LIMITED

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Sited on a secluded point of the island away from the main structure is a 12 x 14 sleeping cabin which sleeps two and has a seating area with windows/screens on three sides.

Ten people can easily be accommodated between the two cabins.

The island features a sheltered deep water harbour for both boats and float planes and wonderful swimming with cliff dive spots and a sand beach.

An easy boat ride via the protected South Channel from The Sound. Loundes is ideally sited to access the private tennis club in Sans Souci and dining out; Craganmor's, Henry's etc.

The cabin is sold complete with furniture, linens, fully equipped kitchen, gas grill, 2 half fridges, canoe, kayak, 18' Stanley aluminum boat and a 9.9 hp motor and wagon.