



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE



CHAMBERLAIN ISLAND

SANS SOUCI, GEORGIAN BAY

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 twelve acre property has been tastefully developed over eighty years into a gracious family compound comprised of main lodge, master cottage, three self contained sleeping cottages, laundry house, two boat houses, sauna and two protected deep water harbours.

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Chamberlain Island comfortably accommodates sixteen in discretely private settings. All cottages have three piece ensuites, granite fireplaces and enjoy stunning water views.



THE MAIN LODGE...

Designed by noted local architect, John Stark and built to exacting standards by Harold Blower, 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 1800sq.ft. main lodge houses an open plan dining/living area, and a state of the art kitchen. It is here that family and friends gather to socialize, to prepare meals and to dine.



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



A butler's pantry and wet bar allows for generous storage and ease of serving guests...a walk in cooler and wine cooler are located a few steps from the pantry.



The spacious, classic chef's kitchen was designed to accommodate the most refined culinary experience with top of the line appliances, generous prep areas and a wood fireplace/hearth complete with soup/stew arm and grill.

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 master cottage features a living room with fireplace, master bedroom with two ensuites, office with fireplace, two secondary bedrooms and three piece bath.



MASTER LIVING ROOM



MASTER BEDROOM

SUNSET COTTAGE

The original structure on the property, a log cabin from the 1930's has been update with three piece bath and restored pine plank floors. As its name implies, it is situated on a rock promontory with full western exposure to the glorious Bay sunsets.



PINK COTTAGE

Located at water's edge Pink Cottage has one bedroom with granite fireplace and three piece bath.



SUNRISE COTTAGE

Located on the other side of the island Sunrise has two large bedrooms, two three piece baths, living room with woodstove and a kitchenette.



THE TERRACES

The dining lodge and master cottage overlook spectacular western water views, framed and protected by a low lying peninsula of smooth granite.

Large expanses of flat rock have been utilized to develop a series of granite paved, stepped terraces ideal for outdoor entertaining and al fresco dining.

THE GARDENS...

Carefully tended gardens flourish on Chamberlain Island, in raised beds, tucked into crevices, in planters; native plant materials skillfully combined with introduced species. Kitchen gardens supply fresh salads and herbs and cutting gardens fresh floral bouquets throughout the summer season.

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



THE BOATHOUSES...

The main boat house features a 1000 sq. ft. second storey loft with two bedrooms and three piece bath. The main floor houses a cedar sauna, kitchenette, a three piece bath and a single 40' boat slip.... this is a favourite place for young people to congregate and party!



Granite pathways wind along the shoreline leading to the utility boathouse in the next bay... a single story boat house with single slip, workshop, kitchenette, office and three piece bath.



Extensive docking has recently been refurbished. A protected sand beach is perfect for children's swimming and for launching watercraft.



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|-------------------------------|-------------------|
| ① Main Boathouse/Harbour | ⑥ Sunrise Cottage |
| ② Secondary Boathouse/Harbour | ⑦ Pink Cottage |
| ③ Main Lodge | ⑧ Laundry Cottage |
| ④ Master Cottage | ⑨ Terraces |
| ⑤ Sunset Cottage | |

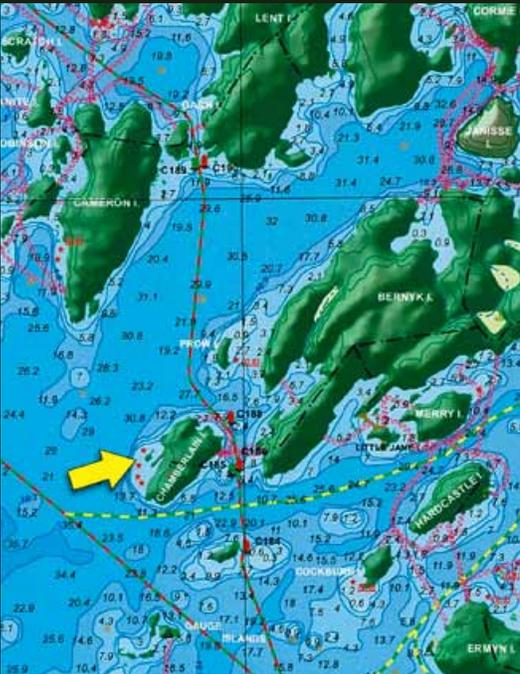


ONE OF THE MOST DESIRABLE VACATION AREAS

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 to Parry Sound, via the protected South Channel. Parry Sound is a 2 hour drive from Toronto/Pearson International Airport via the major 4 lane interprovincial Trans Canada Highway. The island's waters and harbours are safe for float plane landing and tie up.

The private Sans Souci tennis club and community centre is a 5 minute boat ride from Chamberlain Island, and the wonderful picnic islands 'The Umbrellas' and 'The Minks' are close by.

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



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