

PATE ISLAND

GEORGIAN BAY, ONTARIO, CANADA

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Located in the heart of Sans Souci at the edge of the adventure-packed Massasauga Provincial Park, four-and-a-half acre Pate Island features a 1,832-square-foot early 20th-century cottage. Recently completely reconstructed by quality local builder Rose Point Contracting, the three-bedroom, two-bath home features an open living area with a floor-to-ceiling stone fireplace, a family room, a dining room, and a spacious open-concept kitchen with brand new stainless-steel appliances and granite countertops. The main rooms all offer large west-facing windows.

Slightly separated from the main cottage for privacy but connected by decking, the master bedroom has sliding doors that open onto its surrounding verandah, perfect for taking in the beautiful sunsets. The master bath features an oversized walk-in shower.

Connected to the home by a boardwalk are a sand beach and distinct docking areas: a sheltered harbor with a dry boathouse and a U-shaped pier at the island's far end, plus a separate north dock to provide all-weather access. The docks are set in clean, deep water.

Pate Island comes complete with new furnishings, making it ready for its new owners to move in immediately and begin soaking up Georgian Bay in all its glory.



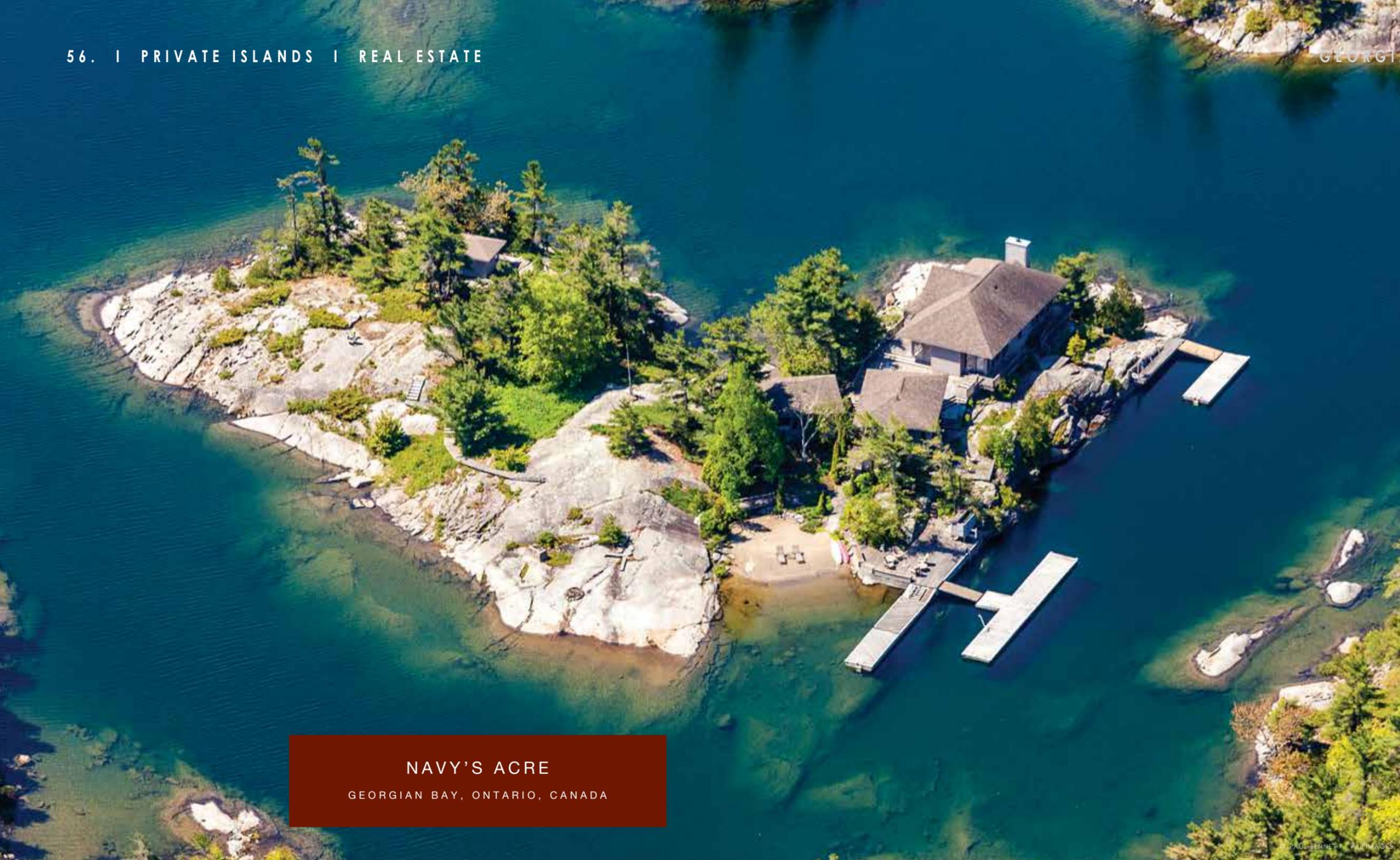
PATE ISLAND

Sans Souci, Georgian Bay
Ontario, Canada
3.78 acres

CAD 1,375,000

INQUIRIES

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NAVY'S ACRE

GEORGIAN BAY, ONTARIO, CANADA



Few little islands pack as much punch as Navy's Acre, located in the heart of Georgian Bay's stunning Sans Souci region. Just an acre and a half in size, the island comes complete with four dwellings – a gracious main cottage, a separate master cottage, a three-bedroom guest cottage, and a four-bunk waterside sleeping cabin – enough room to accommodate and entertain many people comfortably and still revel in the peaceful splendor of the breathtaking setting.

The owners, former Georgian Bay boaters themselves, chose the perfect aquatic setting for the island's main cottage: a striking peninsula surrounded on three sides by water. The 1,128-square-foot open-plan home serves as the compound's main gathering place, and features a locally quarried granite fireplace, floor-to-ceiling window walls in both the dining and living rooms, a 300-square-foot upper loft/family room overlooking the main floor, and a large and airy galley kitchen with built-in appliances, island, and walk-in pantry. Generous decks surround the home and provide areas for al fresco dining and lounging.

On a low shoulder of granite overlooking a tiny sand beach is the 400-square-foot master cottage, an idyllic retreat sheltered by white pine and birch trees. The spacious master bedroom boasts enough room for a king-size bed and sitting and workout areas. Windows run the full length of its eastern and western walls to provide amazing views.

Connected to the main cottage by a spacious deck is the two-story guest cottage, which has three bedrooms each with its own queen-size bed. The guest cottage also includes a four-piece shared bathroom, plus a utility room with laundry facilities, fridge/freezer, a workshop, and storage space. Somewhat removed from the other cottages at the island's southern end is the waterside sleeping cabin, which has two sets of bunk beds.



NAVY'S ACRE
Sans Souci, Georgian Bay
Ontario, Canada
1.5 acres

CAD 2,400,000

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KANADEIO ISLAND

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Nearby in Pointe au Baril (and also Ojibway Club-adjacent) is a more petite offering, the .82-acre Kanadeio Island, where 360-degree open-water views, a charming period cottage, and two sheltered harbors all come in a compact and easily-maintained package.

Kanadeio's main home was originally built in the 1920s by American waterfowlers, drawn by the unspoiled natural beauty of this region of Georgian Bay. The island's current owners completely renovated the cottage, carefully preserving its bygone character and ambience by retaining such features as the original floor plate, the classic Georgian Bay sloped-hip roofline, and a screened front verandah. Inside the home, the floor plan was opened to create a flowing great room, with a floor-to-ceiling granite fireplace acting as the focal point for the living area. Expansive windows on three sides of the great room offer lovely water views and flood the home with light throughout the day. A vaulted ceiling over the dining area enhances the drama of the interior space.

The large kitchen has a walk-in pantry, plenty of counter and storage space, and windows lending stunning views out to the water. The master suite features a two-piece bath and walks out to a deck, while at the home's other end, the two guest bedrooms share a three-piece bath.

With decking encircling the cottage and every room opening to the outdoors, the cottage is perfectly suited for enjoying the glorious Georgian Bay setting. From the living area, sliding glass doors lead to a covered porch, which steps down to a series of generously sized decks designed for lounging, al fresco dining, and sunning. On the island's west side, an original stone barbeque and fire pit are favored spots for taking in sunset views.

Just four minutes away, the Ojibway Club offers a multitude of further options for recreation and socializing. Kanadeio Island is on offer at 1,350,000 CAD.



KANADEIO ISLAND
Pointe au Baril, Georgian Bay
Ontario, Canada
0.82 acres

CAD 1,350,000

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SPRING ISLAND
GEORGIAN BAY, ONTARIO, CANADA

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Slightly up the coast in the Parry Sound District's lovely Pointe au Baril area, Spring Island is a spectacular eight-acre island compound featuring two very attractive cottages. Situated just minutes from the famed Ojibway Club — the social and recreational hub for the area, and one of its few remaining historic turn-of-the-century lodges — Spring Island is also completely off the grid, powered entirely by a state-of-the-art solar and wind energy generation system.

The island's main cottage of about 1,300 square feet pays homage to a much earlier structure on the same site, built in the late 1800s atop the island's distinctive smooth granite surface. The bright and airy two-bedroom home makes use of classic elements from early Georgian Bay cottages: a simple, low-profile, hip-roofed building; generous windows overlooking sweeping water views; and a spacious screened porch. The home even incorporates the original structure's granite stone fireplace, carefully preserved and now anchoring the cottage's open-plan space, which includes the living, kitchen, and breakfast areas.

Flowing off from the living room and kitchen is a 185-square-foot cedar-screened porch, which shelters the dining area and a comfortable conversation/entertaining area. The porch then opens onto a large deck, spacious enough to accommodate an outdoor living room and sunning area. The deck steps down to a sand beach that delivers wonderful views to the west.

The island's 550-square-foot guest cottage has two bedrooms, a large living room with wood-burning stove, and a three-piece cedar-lined bath with walk-in "raincan" shower. Each of the bedrooms has a walk out to a small deck.

A gorgeous, self-sufficient property that was recently featured in Toronto Life magazine, Spring Island is offered at 2,975,000 CAD.



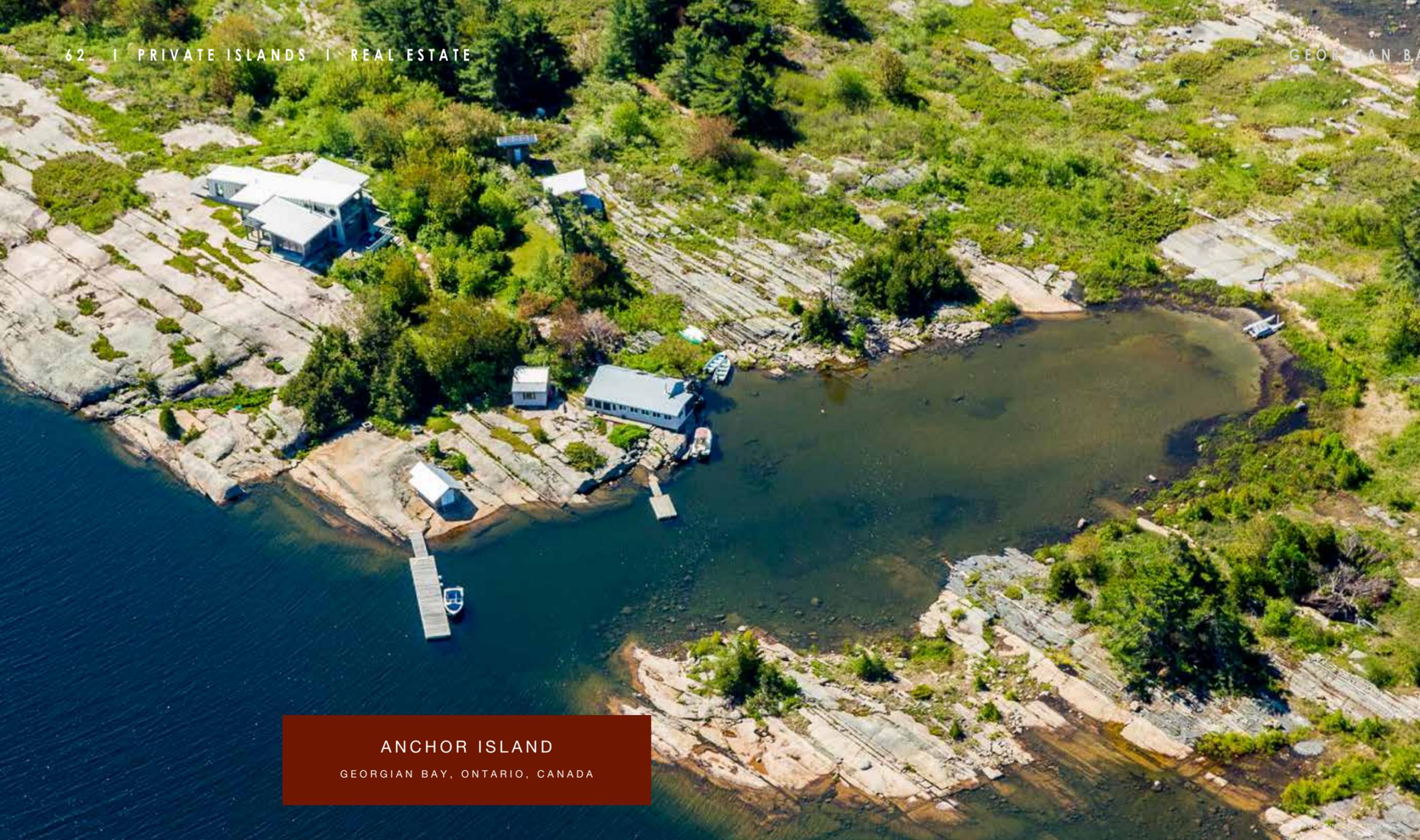
SPRING ISLAND

Pointe au Baril, Georgian Bay
Ontario, Canada
8.65 acres

CAD 2,975,000

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ANCHOR ISLAND

GEORGIAN BAY, ONTARIO, CANADA



Distinct in style from these more traditional properties, Anchor Island boasts a sleek modernist main home built in 2010, ideally placed to offer commanding views over dazzling Shawanaga Inlet. A private two-acre enclave on a larger 15-acre Crown Land island, the property also includes an earlier-era cottage, two sleeping cabins, a dry dock boathouse, and a natural, sheltered harbor and beach.

The striking 2,420-square-foot main cottage features three bedrooms and two baths with a central breezeway separating the sleeping quarters from the living room, dining room, family room, kitchen, and upper/study loft. Extensive glazing in these living areas allows for spectacular views from every room, with walk outs to surrounding decks on all four sides of the home. The structure's design and building materials reflect a simple, restrained aesthetic, carefully chosen to help ensure low maintenance and ease of care.

Located near the harbor, a 1,035-square-foot second cottage was the property's original one-bedroom home, and includes a spacious great room, full kitchen, three-piece bath, and screened porch. An adjacent 237-square-foot sleeping cabin has its own two-piece bath.

Anchor Island's modern aesthetic and two independent homes, each with its own kitchen, makes this a property that's perfectly suited to serve as a multi-generational family compound. It's all on offer at 1,995,000 CAD.



ANCHOR ISLAND

Parry Sound, Georgian Bay
Ontario, Canada
2 acres on 15 acre Crown Island

CAD 1,995,000

INQUIRIES

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