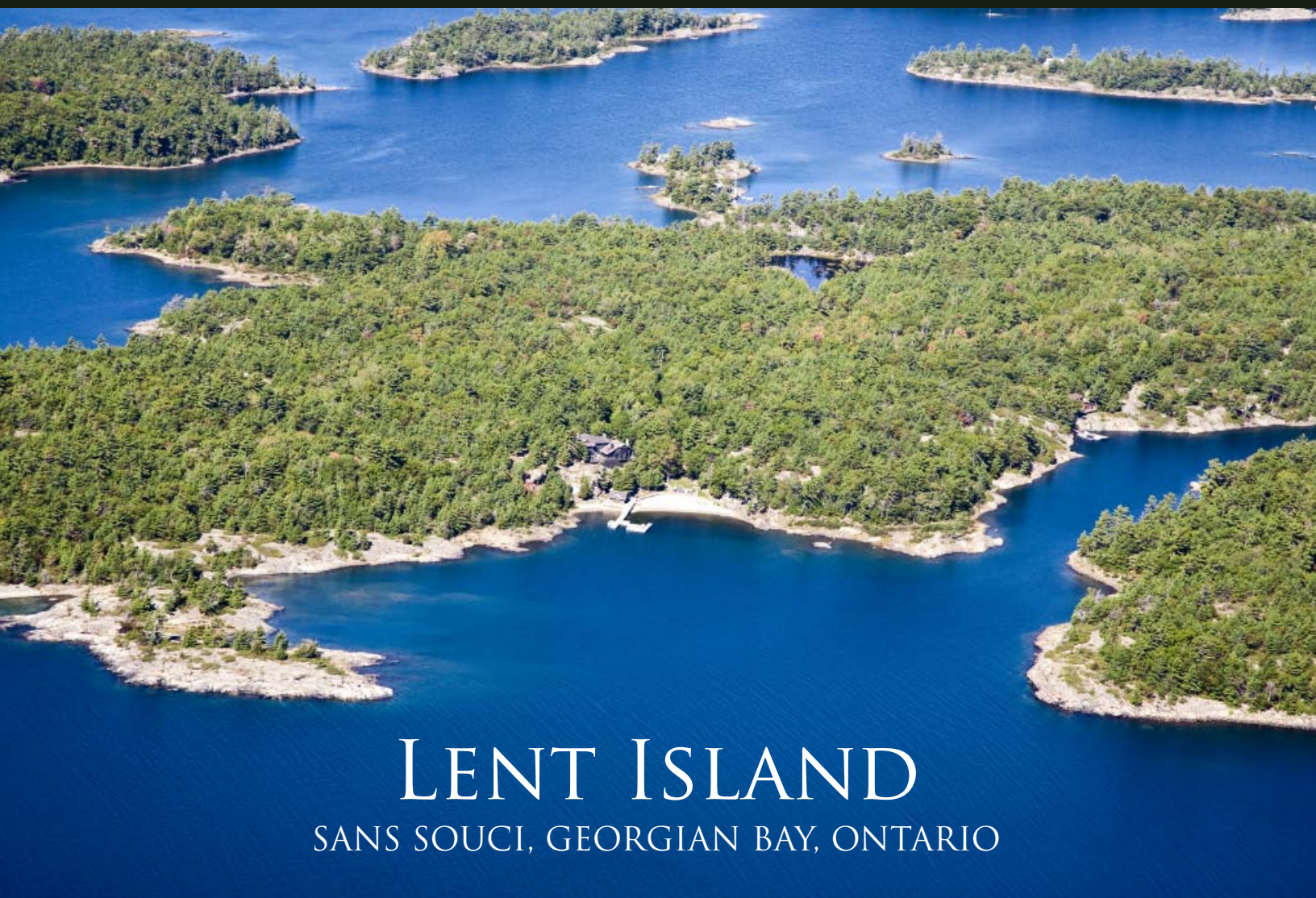




MOFFAT DUNLAP

REAL ESTATE LIMITED



LENT ISLAND

SANS SOUCI, GEORGIAN BAY, ONTARIO

Ultimate privacy! A beautifully sited structure on a 100 acre Crown island in spectacular Sans Souci.

Perched atop a granite outcropping, in the midst of a pine forest, the cottage has a commanding view to its own beautifully sheltered deep water bay and broad sand beach.

With a separate two-storey guest wing, this stunning 8 bedroom, 4000 square foot cedar and glass retreat is ideal for entertaining extended family and friends.

www.MoffatDunlap.com



GLORIOUS GEORGIAN BAY RETREAT

Under the expert guidance of noted Toronto architectural firm Stark Ireland and interior designer Kate Zeidler, this spacious cottage evolved over time as the family grew. Comprised of two buildings, seamlessly merged into one,

the new addition houses a beautifully proportioned open plan 'great room' allowing a graceful flow from kitchen, through dining into living room and beyond to a screened dining porch.



Adjacent to the great room a fully screened dining porch affords glorious views to the water, and spectacular Georgian Bay sunsets.



Discreetly tucked into the 2nd floor the master suite enjoys utter solitude with spectacular views to the water and a private sundeck.



RELAXED & CASUALLY ELEGANT

The classic Georgian Bay elements... granite, glass and cedar, combined with subtle finishes and a restrained palette throughout, defer to the spectacular outdoor vistas.

The style is understated, relaxed, casually elegant, with impeccable attention to detail and to comfort thanks to the ministrations of the extremely discerning owners.





WELL APPOINTED WITH STATE OF THE ART APPLIANCES

The heart of the cottage...the kitchen, where everyone loves to gather... warmed by floor to ceiling granite fireplace, and flooded with light from clerestory windows.

Well appointed with state of the art appliances, a large wet bar, and a cooking/breakfast island, this is truly a kitchen for those who love to cook.

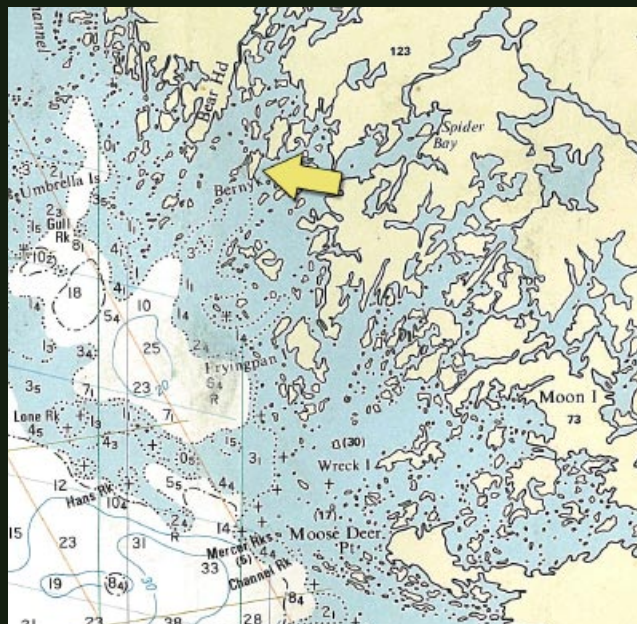


GRACIOUS ENTERTAINING AT WATER'S EDGE

Generous decks flow beyond the cottage extending the living & entertaining areas, creating large outdoor rooms as well as small, private spaces.

Wooden pathways, scribed against the granite wind from cottage to the waterside. At the waterside, a granite patio, with stone barbeque and beach beyond. This is the best that Georgian Bay has to offer, a stunning retreat , total privacy, sheltered deep water harbour, and glorious views.





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.

The private Sans Souci tennis club and community center is 5 minutes from Lent Island, as are the wonderful picnic islands "The Umbrellas" and "The Minks."

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

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