



## Lumsden Island

**Location:** The Archipelago Georgian Bay

**Acreage:** 1.5 acre

**Price:** \$1,495,000.00

Presented by

This 1.5 acre Sans Souci Island features a custom designed 2800 sq. ft. main cottage, a two bedroom guest cottage, and Paragon docks in two locations. Just ten years old the buildings were constructed with attention to every detail and have been superbly maintained, making this a perfect turnkey property.

[Read article in Toronto Life Magazine](#)

### The Main Cottage

A wood, glass and stone structure, the main cottage has a covered gazebo and two large open decks (a 'Sunrise Deck' and a 'Sunset Deck') with tempered glass railings allowing unobstructed views.

The ground floor features an open plan great room with a unique half round vaulted back-lit ceiling. Surrounded by windows on three sides with wonderful water views the great room houses kitchen, dining and family room.

The state of the art kitchen has custom cabinets, granite countertops, a large island which seats five, Wolf range, SubZero fridge/freezer, a wine fridge, a wine storage rack, dishwasher, double sink and island prep sink.

The dining area fronts on a 1 1/2 storey bay window, the dining table hand made in Cape Cod from reclaimed wood seats ten.

The family room is anchored by a large granite fireplace, the stone for which was acquired on the island.

Adjacent to the great room is a spacious office/TV room which also overlooks the water as well as a laundry/utility room with washer, dryer, a second refrigerator and a three piece bath.

An open staircase in the entrance foyer leads to the second floor 960 sq. ft. Master Suite; spacious sitting room with walk out to balcony/deck, six piece en-suite and master bedroom. A custom 6' round window gives a spectacular view over the Bay.

The main cottage is fully insulated, has an oil burning furnace and is wired for a generator in case of power outages.

## **The Guest Cottage**

The guest cottage has two bedrooms, two baths and walk outs to a raised deck which runs the full length of the cottage.

The two cottages are linked by a large deck. Stone steps, hardwired with landscape lighting, lead from the front dock to the deck between the two cottages.

A wooden boardwalk leads from the back dock to the cottages.

The front dock is large enough for six boats, and the smaller back dock, two boats.

Lumsden Island is ideally located in the heart of Sans Souci, moments away from the Sans Souci Association Community Centre, Children's Camp and private Tennis Club.

Easily accessed from Wood's Bay or Twelve Mile Bay Marinas.