

\$2,295,000 - B55-19 Moon Island, The Archipelago (archipelago South)

MLS® #X10895648

\$2,295,000

3 Bedroom, 1.00 Bathroom,
Single Family on 528.00 Acres

Archipelago South, The Archipelago
(archipelago South), Ontario

Welcome to B55-19 Moon Island, located on Georgian Bay, about 10 mins east of Sans Souci, tucked away in Chegahno Bay, a quiet secluded bay just off the boat channel and minutes to the beautiful open waters of the bay. This unique and rare family compound style setup will provide the space and privacy for your growing family to share year round while making countless memories and with everyone still having their own space and privacy when needed.Â There are 3 fully winterized cottages, with kitchens, and a bunkie. \r\n The 2,076 sq.ft. main cottage has 3 bdrms & 2 bths, the 900 sq.ft. secondary cottage has 3 bdrms & 1 bth, the 432 sq.ft. third cottage has 1 bdrm & 1 bth, and there is a fourth 192 sq.ft. bunkie that is 1 bdrm.Â There are countless renovations and updates that have taken place in recent years; all asphalt shingles replaced in 2020 on all buildings, including three storage sheds, in the main cottage there is a new kitchen & appliances as of 2021, fully renovated ensuite in 2021, the secondary cottage was completely gutted and renovated in 2021, the 3rd cottage was completely gutted and renovated in 2013, 2 new septic systems in\r\n2002 and the list goes on.Â There are 3 storage sheds to utilize for your seasonal toys and equipment or if needed convert one into your private gym or yoga studio.Â The



location of B55- 19 protects you from prevailing winds, borders a provincial park providing privacy and there is exceptional fishing right off the dock.Â There are several amenities within a 10 min boat ride; community centre with tennis & pickleball courts, marina, restaurant, and provincial park walking trails.Â You can access this impressive family compound property with a 15 minute boat ride from the marinas located in Woods Bay, or a 25 minute boat ride from the marina located in 12 Mile Bay.Â Truly is a "one of a kind" that is definitely a must see! (id:6289)

Essential Information

Listing #	X10895648
Price	\$2,295,000
Bedrooms	3
Bathrooms	1.00
Acres	528.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	B55-19 Moon Island
Subdivision	Archipelago South
City	The Archipelago (archipelago South)
Province	Ontario
Postal Code	P2A1T4

Amenities

Features	Irregular lot size, Flat site, Dry
Parking	Attached Garage, Garage
# of Garages	2
View	View of water
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Hot Tub, Water Heater, All, Dishwasher, Dryer, Freezer, Furniture, Microwave, Satellite Dish, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Foundation	Insulated Concrete Forms

Listing Details

Listing Office Royal LePage In Touch Realty



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