

\$3,465,000 - 8 Island 29c, Carling

MLS® #X12020013

\$3,465,000

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Carling, Carling, Ontario

Welcome to Invernairn on Georgian Bay. The property consists of almost 12 acres and approximately 2,500 feet of shoreline on Georgian Bay forming the southern peninsula of highly coveted Mowat Island. Built by locally renowned builder Ron Bowman, the family compound features a 4-bedroom main cottage and 3-bedroom guest house both with jaw dropping views overlooking the quiet eastern shoreline of Huckleberry Island including the notable landmark, Hole in the Wall and both on their own septic systems. The main cottage features an open concept with vaulted ceilings and large windows allowing for an abundance of natural light. The centre of the cottage is anchored by a massive floor to ceiling wood burning fireplace constructed from locally quarried granite. Off of the kitchen is a screened sun porch with remarkable views and is a favourite gathering place in the summer - large enough to accommodate family & friends. A wooden boardwalk provides connectivity between the main house and guest house while still allowing for ultimate privacy. The property is heavily treed largely with Jack Pine, Oak and Hemlock. There is a Forest Management Agreement in place on the property thereby assuring significant tax relief. The lush vegetation supports a vibrant bird population, as well as fox and deer. Well groomed trails throughout the property offer opportunities for walking and hiking. A golf cart is employed to transport luggage and supplies from the harbour to the cottages. The property



also features a long protected sandy beach, perfect for children and rarely found on Georgian Bay. Mowat Island has tremendous history and was originally home to a grand Georgian Bay Hotel operating during the late 1800's in the peak of passenger steamships. Now the property is spotted from large cruise ships sailing the Great Lakes & beyond.
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Essential Information

Listing #	X12020013
Price	\$3,465,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8 Island 29c
Subdivision	Carling
City	Carling
Province	Ontario
Postal Code	P0G1G0

Amenities

Amenities	Marina
Utilities	Electricity
Features	Wooded area, Rocky
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Wood Baseboard heaters

Fireplace Yes

Exterior

Exterior Wood

Lot Description 2448 x 868.4 Acre|10 - 24.99 acres

Foundation Wood/Piers

Listing Details

Listing Office Engel & Volkers Parry Sound



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Listing information last updated on October 12th, 2025 at 5:31pm EDT