

# \$719,000 - B207-10 Wahsouné Island, The Archipelago (archipelago South)

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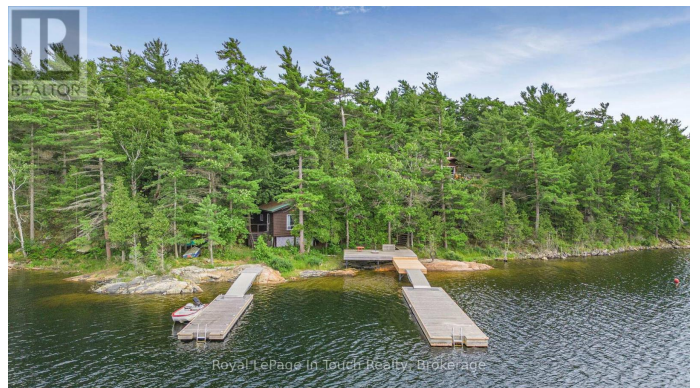
MLS® #X12148743

**\$719,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 192.00 Acres

Archipelago South, The Archipelago  
(archipelago South), Ontario

Welcome to B207-10 Wahsouné Island, your future escape from all the hustle and bustle in life. Upon your arrival at this little gem of a cottage property you will surely be impressed with the new docks (2019-20), new ramp (2024) and new shore deck(2020) where countless hours will be spent at the waters edge enjoying the sunshine, breeze and water activities. With approximately 20' of water depth at the end of the dock, your watercraft won't have any issues. Added bonus to dock locations is the clear westerly open view out to the bay and keep in mind its only a minute or so boat ride to enjoy the stellar sunsets "the Bay" is known for. This cozy Pan-abode style 2 bedroom, 1 bathroom cottage is situated among the trees creating a private setting but still provides a view of the water. You will appreciate the warm authentic Georgian Bay cottage feel, serenity and location. The 2 bedroom bunkie nestled on the shore provides added space and privacy for guests or family as well as storage for water toys or tools. There are numerous improvements completed in the past several years: new stairs & upper deck (2008), new double wall chimney (2009), new septic tank & bed (2014), all windows & patio door replaced (2015), re-shingled west half of main cottage (2016) re-shingled east half of main cottage (2021), second dock location (2019), swimming raft (2020), roller



rack (2020), metal roof on bunkie (2020). The heart of Sans Souci is only minutes away at Frying Pan Island where amenities can be enjoyed such as the Sans Souci Copperhead Association grounds with tennis & pickleball (membership required), a restaurant & marina. The location is only a 15-20 minute boat ride from the marina located in Woods Bay.  
(id:6289)

### Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12148743     |
| Price     | \$719,000     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 192.00        |
| Type      | Single Family |
| Sub-Type  | Freehold      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | B207-10 Wahsouné Island             |
| Subdivision | Archipelago South                   |
| City        | The Archipelago (archipelago South) |
| Province    | Ontario                             |
| Postal Code | P2A1T4                              |

### Amenities

|               |                      |
|---------------|----------------------|
| Features      | Wooded area, Sloping |
| Parking       | No Garage            |
| View          | Direct Water View    |
| Is Waterfront | Yes                  |
| Waterfront    | Island               |

### Interior

|                 |  |
|-----------------|--|
| Appliances      | Water Heater, Furniture, Stove, Refrigerator |
| Heating         | Wood Baseboard heaters                       |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |

## Exterior

|            |       |
|------------|-------|
| Exterior   | Wood  |
| Foundation | Block |

## Listing Details

Listing Office      Royal LePage In Touch Realty



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