

\$1,489,999 - 32 A11 Island, The Archipelago (archipelago North)

MLS® #X12153611

\$1,489,999

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Archipelago North, The Archipelago
(archipelago North), Ontario

Welcome to year-round cottage living on Georgian Bay! This stunning custom cottage was recently constructed by the seller who is a licensed builder as their own personal cottage. All aspects of the property were completed without compromise or expense spared. Some of the top features include a drilled well for perfect water year-round, an ICF foundation, spray foam insulation in the walls and blown-in in the ceiling, steel tile standing seam roof, solid wood doors, and engineered maple flooring. All windows are triple pane and double hung, featuring motorized window coverings. If you love to cook, this is where you want to do it! A chef's dream kitchen awaits with commercial fridge/freezer, top of the line appliances and marble counters. All custom cabinetry is solid maple. Back up auto Generac power keeps the entire cottage powered up and ensures dinner is ready as planned! This island retreat is heated and central air-conditioned offering year-round comfort. Long open views from the south facing cottage, provides all day sun and simply stunning sunsets. The gently sloping property is fully landscaped including a large lawn and a massive sand beach which is perfect for the kids to swim at while you keep eyes on them from the 16x24 foot covered porch. Deep water dockage for up to five boats. The cottage is four bedroom, three baths, and a



cute bunkie adds to the sleeping options for up to 16! This property can safely be accessed in the winter by walking or snowmachine. If you're looking for a year-round island oasis that feels like the perfect cottage and functions without compromise, you have to come and have a look with high expectations, you will NOT be disappointed. Under fifteen minutes to the famous Ojibway Island and ten minutes from the Pointe au Baril lighthouse. (id:6289)

Essential Information

Listing #	X12153611
Price	\$1,489,999
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	32 A11 Island
Subdivision	Archipelago North
City	The Archipelago (archipelago North)
Province	Ontario
Postal Code	P0G1K0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Sloping, Flat site, Wheelchair access, Level, Carpet Free, Guest Suite
Parking	No Garage
View	View, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Barbeque, Hot Tub, Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	869.4 x 346.9 FT 1/2 - 1.99 acres
Foundation	Insulated Concrete Forms, Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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