

# \$2,495,000 - 2 Island 1210, Georgian Bay (baxter)

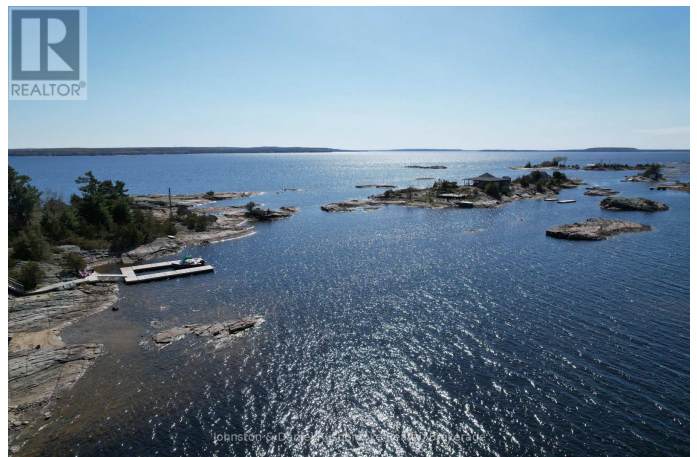
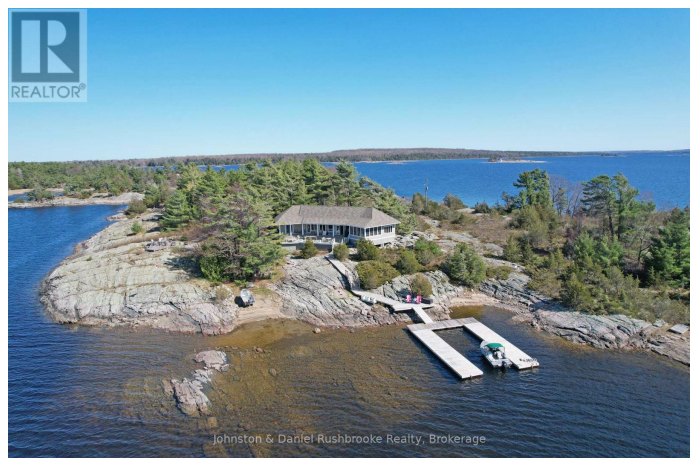
MLS® #X12179349

**\$2,495,000**

5 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

Carved from granite and framed by windswept pines, this stunning island in Georgian Bay's prized Cognashene area offers 520 feet of pristine shoreline and 1.32 acres of timeless natural beauty. The main cottage is anchored by vaulted ceilings, a stone fireplace, and expansive windows that bring the Bay into every room. Hickory hardwood runs throughout, while the Muskoka Room, with its pine flooring and retractable Weatherwall windows, provides a seamless transition between indoors and out, perfect for summer evenings or cozy fall afternoons. The open-concept kitchen offers generous prep space and a walk-in pantry - flowing into a great room designed for gathering with friends and family. The main cottage features three bedrooms and three bathrooms, including a tranquil primary suite with a private ensuite, a guest room with a two-piece bath, and a third bedroom with separate entrance, two queen-sized bunks, and a private three-piece bath. All bathrooms feature heated tile floors. The private 620 sq. ft. guest bunkie provides two additional bedrooms, a sitting area, a shared bath, and its own kitchenette, plus a private deck and hot tub for star-filled evenings. Outdoor living is effortless with an 800 sq. ft. partially covered deck offering panoramic Bay views, and a 400 sq. ft. waterside deck with sun from dawn to dusk. Boaters will love the deep-water dockage at the U-shaped floating dock, with quick access to open water. This timeless retreat is



designed for a new family's barefoot luxury and effortless connection to the natural splendour and serenity of the Bay. A spectacular adjoining vacant lot is also available for those seeking extended privacy or future expansion. Just a 15-minute boat ride from the nearest Honey Harbour marina, yet completely removed from the rhythm of everyday life, this rare island offering is more than a cottage. It is a story waiting to be lived in one of Georgian Bay's most coveted areas. Discover the art of island living - perfected.

(id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | X12179349     |
| Price      | \$2,495,000   |
| Bedrooms   | 5             |
| Bathrooms  | 4.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2 Island 1210         |
| Subdivision | Baxter                |
| City        | Georgian Bay (baxter) |
| Province    | Ontario               |
| Postal Code | P0E1E0                |

**Amenities**

|               |                   |
|---------------|-------------------|
| Amenities     | Fireplace(s)      |
| Utilities     | Electricity       |
| Parking       | No Garage         |
| View          | Direct Water View |
| Is Waterfront | Yes               |
| Waterfront    | Island            |

## Interior

|                 |              |
|-----------------|--------------|
| Appliances      | Water Heater |
| Heating         | Wood Other   |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| # of Stories    | 1            |

## Exterior

|                 |              |
|-----------------|--------------|
| Exterior        | Wood         |
| Lot Description | 520 x 209 FT |
| Foundation      | Wood/Piers   |

## Listing Details

Listing Office      Johnston & Daniel Rushbrooke Realty



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