

\$4,950,000 - B433 Campbell Island, Twp Of The Archipelago, The Archipelago (archipelago)

MLS® #X12369772

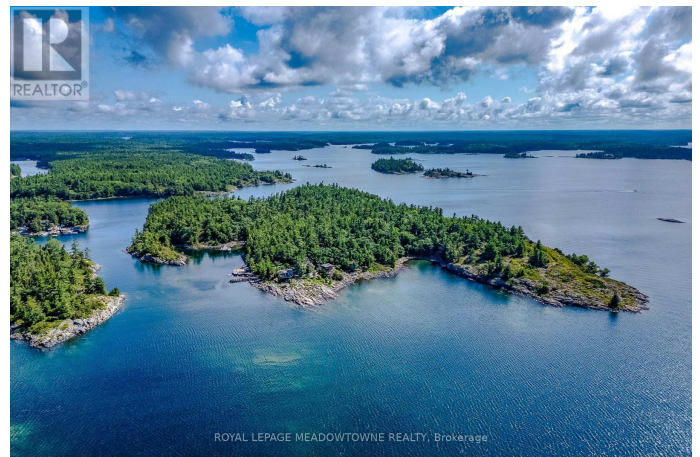
\$4,950,000

1 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Archipelago, The Archipelago (archipelago),
Ontario

CAMPBELL ISLAND A LEGACY PROPERTY

25 + acre island located in north Sans Souci, Campbell Island is divided into 5 legally severed ~5 acre lots plus right of way. Pt/Lot 2 is enhanced with a recently completed cottage compound; a 1-bdrm 2-bath main cottage, 2 self-contained guest cottages & utility structures. Masterfully planned and built, the fully winterized compound features state of the art appliances, high end fixtures/finishes throughout. The 2500 sq.ft. main cottage living, dining, kitchen,& family room, all have walk outs to surrounding decks. Also on the main floor, a 3-pc bath, a large pantry and a utility/mud room with exit to a back deck. Overlooking the living room, the second floor master bedroom suite/sitting room /office/has a 3-pc bath with walk in shower. French doors open onto a private rear balcony with outdoor shower. The balcony offers cover for a ground floor outdoor kitchen equipped with a prep bar & sink, a BBQ, smoker,& a wood burning pizza oven. Two 600 sq.ft. guest cottages each have 2nd floor sleeping lofts w clerestory windows main floor living room w kitchenettes (sink & fridge) and 3 pc. baths. Both open onto private waterside decks A network of granite stone paths and boardwalks connect the cottages to the accessory buildings; work shop, utility shed, mechanical shed, & dock house/harbour. The island has 3 superb



natural harbours with docks in place in 3 locations. A gravel road leading from the north harbour links each of the lots for service access and lot enhancement. Hydro is accessible from Lot 2.All four lots have elevated building sites with spectacular sweeping views to the outer islands of North Sans Souci, the Umbrellas & the Westerns. The water surrounding Campbell is crystal clear. Swimming is superb and the area is renowned for spectacular sailing cruising and fishing. A remarkable and rare opportunity to create a superb multigenerational extended family island or an investment opportunity for the future (id:6289)

Essential Information

Listing #	X12369772
Price	\$4,950,000
Bedrooms	1
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	B433 Campbell Island, Twp Of The Archipelago
Subdivision	Archipelago
City	The Archipelago (archipelago)
Province	Ontario
Postal Code	P0G1G0

Amenities

Amenities	Golf Nearby, Hospital, Fireplace(s), Separate Electricity Meters
Features	Wooded area, Rocky, Partially cleared, Lighting, Trash compactor, Level
Parking	No Garage
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Barbeque, Oven - Built-In, Central Vacuum, Range, Garburator, Water Heater, Water purifier, Water Treatment, Furniture
Heating	Other Baseboard heaters
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Shingles, Wood
Exterior Features	Landscaped
Lot Description	6632.9 x 25.3 FT 25 - 50 acres
Foundation	Block, Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE MEADOWTOWNE REALTY



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