

\$3,450,000 - 4 Is 2075 Arthur Island, Georgian Bay, Georgian Bay (gibson)

MLS® #X12388298

\$3,450,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Gibson, Georgian Bay (gibson), Ontario

Prepare to escape to your 3.5 acre getaway on Arthur Island with a 3000 sq ft cottage plus a bunkie in the heart of Cognashene. This idyllic property offers a sheltered bay and sunrises to its east and gorgeous sunsets to the west from its private point. Boats and divers can enjoy deep water from the dock or little swimmers can stroll in from the beautiful sandy beach. The peninsula property boasts 912 ft of shoreline with a mix of smooth rock, granite boulders and sand crescent beaches, as well as paths that wind along the shoreline and through forest, connecting destinations. The impressive 4 bedroom, 3.5 bath timber frame main cottage has been meticulously maintained and beautifully updated. Complete with primary bedrooms on both the upper and lower levels and a full ICF foundation basement, this is cottaging at its finest! It offers over 1500 sq ft of outdoor living space with covered porches on both levels, 2 screened in rooms, and a second story deck - all perfect for entertaining, relaxing or soaking in the view. A 420 sq ft, 1 bedroom bunkie is great for weekend guests, complete with its own living area, bathroom, and covered porch. The 40' x 39', F-shaped dock with deep water mooring provides tons of space for water craft and toys as well as a generous seating area to soak in sunny days near the water. Just 15 mins from most Honey Harbour marinas, this property that checks all the boxes is worth the



trip. You may fall in love on the boat ride there
(id:6289)

Essential Information

Listing #	X12388298
Price	\$3,450,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4 Is 2075 Arthur Island, Georgian Bay
Subdivision	Gibson
City	Georgian Bay (gibson)
Province	Ontario
Postal Code	P0E1E0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Level lot, Wooded area, Irregular lot size, Guest Suite
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater, Water purifier, Water Treatment
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood
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Lot Description 912 x 360 Acre|2 - 4.99 acres
Foundation Insulated Concrete Forms

Listing Details

Listing Office Royal LePage In Touch Realty



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