

\$2,250,000 - 32 A11, The Archipelago

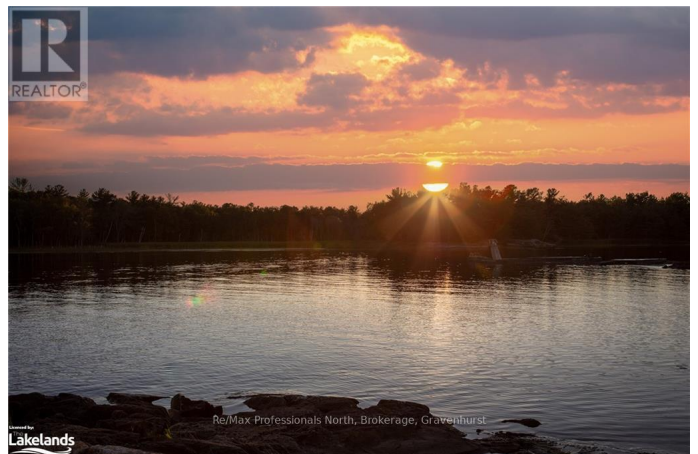
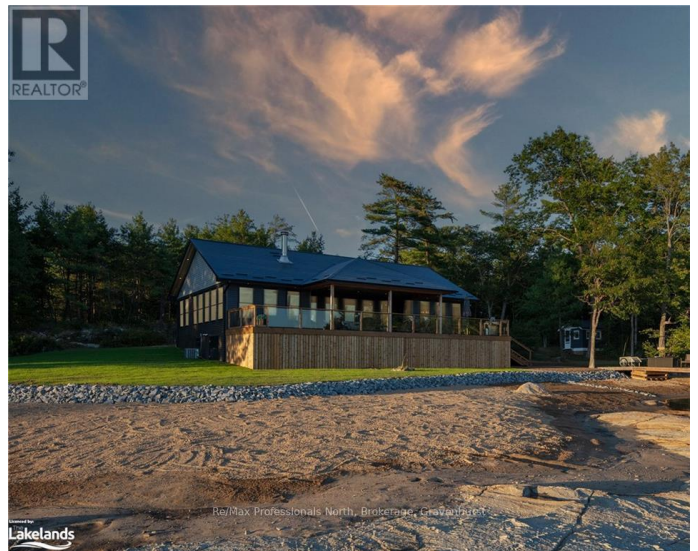
MLS® #canada_23591

\$2,250,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.01 Acres

, The Archipelago, Ontario

Brand New TURN KEY COTTAGE on Georgian Bay. Large level lot with 578 feet of sunny shoreline . Sandy Beach with deep water off the dock. Unlimited boating with close access to shopping at Pointe au Baril which has groceries , Marinas, LCBO, Home hardware, and a Nursing station. It is close to the famous Ojibway Club. Great location for water sports enthusiast, waterskiing, kayaking, canoeing, paddle boarding, . Great all day sun on the water and sunsets at night . This cottage is fully winterized with a drilled well, brand new septic system, propane furnace system with a 7000 liter tank , HRV, ICF foundation, 200 amp service, Full Generac back up generator system and a metal shingle roof. Enjoy the great room with all the windows open and hear mother nature like a screened in room or have the central air conditioning on for hot nights. The interior features high 9 foot ceilings , 8 foot interior doors , Custom kitchen cabinets with built in appliances and high end Hunter Douglas motorized blinds . This 2700sqft cottage has 4 bedrooms plus a sleeping Bunkie, sleeps 16 people, 14 in the cottage and 2 in the Bunkie. The cottage has 3 bathrooms, a covered deck with a panoramic view over the lake, and one of the best views on the island and sun exposure and a Tool shed. All furnishing, appliances and 18 foot Lund boat with a 25hp motor are included except personal items making it turn key. Taron warranty is included . This cottage is low maintenance and requires little closing



tasks, just lock the doors and run the cottage over WIFI. Internet is being put in the area and currently there is starlink. There is crown land on the island for added privacy at both the front and back of the island. This premium property was redeveloped as the lot has so many features. Great location for fishing and snowmobiling as it has quick access. Buy now before more cottagers find this Gem and with its clean water and great boating. (id:6289)

Essential Information

MLS® #	canada_23591
Price	\$2,250,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.01
Type	Single Family
Sub-Type	Freehold
Status	Active

Community Information

Address	32 A11
City	The Archipelago
Province	Ontario
Zip Code	P0G1K0

Amenities

Features	Level
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Additional Information

Date Listed	December 4th, 2024
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