

\$1,299,000 - 1 GB466 Island

Listing ID: 40434533

\$1,299,000

3 Bedrooms, 2 Bathrooms, 2328

Single Family

1 GB466 Island, Parry Sound, Ontario,
P0G1G0

Meet Tower Island! Amazing sunsets, great swimming and big water boating at your doorstep. A large 5.1 Acre Island on Georgian Bay yet only 15 min by boat from the closest marina this property is turn key and ready to be enjoyed. Spectacular elevated views to the North West with expansive theatre style decking for entertaining this 4 season cottage is winterized. Over 2,300 square feet of living space the cottage boasts 2 large living areas plus an oversized kitchen for hosting large gatherings. The living room exudes warmth around the wood stove plus baseboard heaters extend the season. A 3 Bed/2 bath home the bedrooms are very spacious and provide exceptional privacy. Outbuildings provide additional storage while the wide pathways from both the West and South facing docks allow for motorized cart use as motion lights brighten up the walkways in the evenings as needed. There is a Bocce Ball court flat level area behind the cottage that could be converted to other types of court use if desired. The protected south facing back harbour with large dry boathouse provides a unique footprint located on the water's edge. Complete with a long 'in the water' Marine Railway this large boat storage building stores a vessel over

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the winter. Click the video to see the pathways from the back docks. Currently located in an unrestricted area for Non Canadian Resident Foreign Buyers this Georgian Bay Island property provides many extras including a Wood Stove, Indoor Hot Tub, Washer/Dryer, Kitchen appliances and a Garburator. This property comes fully furnished with 200amp hydro service and must be seen to be appreciated. Under the current guidelines and with approved building permits there is potential to build additional outbuildings like a shop and/or sleeping cabins. Don't miss your chance to view this island today! (id:49587)

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