

# \$699,000 - 23 B717 (ISABELLA) Island

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## Listing ID: 40448620

**\$699,000**

3 Bedrooms, 1 Bathrooms, 2 acres

Single Family

23 B717 (ISABELLA) Island, The  
Archipelago, Ontario, P2A2X1

Welcome to your new Georgian Bay Retreat. Nestled under the evergreen canopy providing the perfect mixture of sun and shade. The 1400+ Sq. Ft 3 br cottage features an gorgeous sunroom with pine floors and screened windows 3 sides, perfect for family and friends. Watch the deer and other Island wildlife pop out for a visit. The kit is open to living room and offers view front and back with a cosy wood stove. 3 ample bedrooms with double closets, main floor laundry and 2 pc washroom, 4 pc. main bathroom plus a workshop and utility room. A double sliding door opens to a large deck and gazebo overlooking dock and water. Cottage floors are spray foam insulated. Watch the kids fish and play all day long. Isabella abounds with wild life and is a 400 ac.+ Island with a network of trails for hiking, biking, snow shoeing, cross country skiing. Some Islanders are year round dwellers. The shore line is sandy with good depth off dock. Access is a safe and easy 5 minute boat ride from nearby marina. Area has great fishing with most north ontario species. Turn Key cottage, (id:49587)

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Listing Office: Island Heritage Realty Inc., Brokerage, Parry Sound