

# \$799,900 - 1 GB446 Island

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## Listing ID: 40455332

**\$799,900**

1 Bedrooms, 1 Bathrooms, 400

Single Family

1 GB446 Island, Archipelago South,  
Ontario, P2A1T4

Newly upgraded and completely renovated, GB446 at the mouth of 12 Mile Bay, in the heart of Manitou Neighbourhood, on the shores of Georgian Bay, awaits as your summer retreat. Pride of ownership shines from the moment you arrive in the private protected back bay. From the wide gravel path that stretches from one end of the 1.36 acre island to the other, the large open clearing with gravel fireplace sitting area with water views to the modern crisp finished interior with new kitchen, flooring, wall finish, ceiling finish and don't forget the 3-pc bathroom with glass shower with tiled floors and walls, all completed in 2023. The updates to this little gem of an island are endless, new hydro service 2022 with 200 amp service, new septic 2022, completely finished interior 2023 and the list goes on. The views from the living area, covered front deck and don't forget the west end of the island, are absolutely stunning. GB446 has the added bonus of being attached to a small island of crown land that gives you added space to walk and take in those sought after westerly views from another location. The stunning little beauty of GB446 is only minutes away to great salmon fishing, 20 minutes away from public docking and marina services, and 15

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mins away to the heart of Sans Souci. Boat slip at Moose Deer Point Marina will transferred at no charge for use for remainder of 2023 Season (id:49587)

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Last Modified: 25/09/2023 10:40:29 AM

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