

\$3,650,000 - 8 ISLAND 29C

Listing ID: 40479747

\$3,650,000

4 Bedrooms, 1 Bathrooms, 11.71 acres

Single Family

8 ISLAND 29C, Carling, Ontario, P0G1G0

Welcome to Invernairn on Georgian Bay.

The property consists of almost 12 acres and approximately 2,500 feet of shoreline on

Georgian Bay forming the southern peninsula of highly coveted Mowat Island.

Built by locally renowned builder Ron Bowman, the family compound features a

4-bedroom main cottage and 3-bedroom guest house both with jaw dropping views

overlooking the quiet eastern shoreline of Huckleberry Island including the notable

landmark, Hole in the Wall and both on

their own septic systems. The main cottage

features an open concept with vaulted

ceilings and large windows allowing for an abundance of natural light. The centre of the

cottage is anchored by a massive floor to

ceiling wood burning fireplace constructed

from locally quarried granite. Off of the

kitchen is a screened sun porch with

remarkable views and is a favourite

gathering place in the summer - large

enough to accommodate family & friends.

A wooden boardwalk provides connectivity

between the main house and guest house

while still allowing for ultimate privacy.

The property is heavily treed largely with

Jack Pine, Oak and Hemlock. There is a

Forest Management Agreement in place on

the property thereby assuring significant tax

relief. The lush vegetation supports a

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vibrant bird population, as well as fox and deer. Well groomed trails throughout the property offer opportunities for walking and hiking. A golf cart is employed to transport luggage and supplies from the harbour to the cottages. The property also features a long protected sandy beach, perfect for children and rarely found on Georgian Bay. Mowat Island has tremendous history and was originally home to a grand Georgian Bay Hotel operating during the late 1800's in the peak of passenger steamships. Now the property is spotted from large cruise ships sailing the Great Lakes and beyond.
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Last Modified: 02/10/2023 05:11:34 PM

Listing Office:Engel & Volkers Parry Sound, Brokerage