



**MOFFAT DUNLAP**  
REAL ESTATE LIMITED, BROKERAGE



# FARAWAY

KILLARNEY, GEORGIAN BAY, ONTARIO

Latitude 45° 59' 28.75" N / Longitude 81° 32' 41.95" W

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## AN EXCEPTIONAL TURNKEY PROPERTY IN NORTHERN GEORGIAN BAY

Sited on 50 acres of dramatic wilderness land, Faraway Camp includes a spectacular 4000sq.ft. four season timber frame lodge, a 2200 sq.ft. barn/workshop and a property manager's house and private mainland dock in the town of Killarney. Extending from approx. 3000 feet of waterfront into the South La Cloche mountain range, the 50 acres are comprised of pristine mixed forests, dramatic white quartzite mountains, 30 miles of groomed trails, waterfalls, a spring fed pond and an 1800 foot natural sand beach. Located across Killarney Bay from the town, Faraway' is a rare parcel of privately owned land in an area which is largely Crown, thus ensuring no future development or encroachments.



MASTERFULLY BUILT WITH THE FINEST MATERIALS  
AND WITH GREAT ATTENTION TO DETAIL



### THE MAIN LODGE

The custom designed, Douglas Fir post and beam structure features a great room, billiard room, state of the art kitchen, breakfast room, dining room, a second floor master suite, private two bedroom guest wing, a cedar sauna, four wood burning stone fireplaces and two screened and glazed verandahs.





## THE GREAT ROOM

Warmed by a massive granite stone fireplace and glowing wide plank pine floors, the impressive 870sq.ft. great room extends the entire width of the lodge. Vaulted ceilings, clerestory windows and fully glazed east and west walls flood the room with light and allow wonderful views to the Bay and to the interior pond and forest.

A WONDERFUL SPACE FOR ENTERTAINING INTIMATE NUMBERS OR LARGE GATHERINGS...







## THE BILLIARD ROOM

The welcoming 400sq.ft. billiard room doubles as a quiet library with bookshelf lined walls and a wood burning stone fireplace.







## THE KITCHEN

Centrally located between the breakfast and dining areas, the 200 sq.ft. open plan Chef's kitchen features top of the line appliances, extensive built in cabinetry, two granite work counters plus a kitchen island with butcher block top and a bar with a pass through to the billiard room.







The 130 sq.ft. breakfast and dining areas are mirrored in layout, with clerestory windows and glazing on three sides. 18 can be comfortably seated in the combined areas.





## THE MASTER SUITE

The second floor Master comprises a 265 sq. ft. bedroom with wood burning granite stone fireplace and conversation area, a large 4 piece en suite with Jacuzzi and gold plated sink, cedar lined walk in closet, and banks of built in dresser drawers. Several steps up from the bedroom lead to a sunroom with views over the harbour.







## THE GUEST WING

At the south end of the lodge is a private, second floor, two bedroom guest wing. Each 12' x 16' has banks of windows with wonderful views, custom built in cabinets and an entertainment system. The two bedrooms share a three piece bath.



## THE VERANDAHS

The verandahs, each 230sq.ft. are screened and glazed providing for winter warmth and cooling summer breezes.



The front screened verandah, the main entrance to the lodge, overlooks the harbour.



The rear screened verandah, with a wood burning fireplace and dining table for casual meals, opens onto a spacious rear deck.





Extensive cedar decking surrounds the building, and, at the rear of the lodge, accommodates a barbeque, al fresco dining and a large hot tub overlooking the pond.



The pond is fed by two mountain streams and drains into the Bay, the flow controlled by two dams.





## THE BARN / GARAGE / WORKSHOP

The barn is divided into 3 interior spaces separated by automatic garage doors. With a total square footage of ~2200sq. ft. it is large enough to accommodate a full workshop plus all lawn equipment and recreational vehicles.



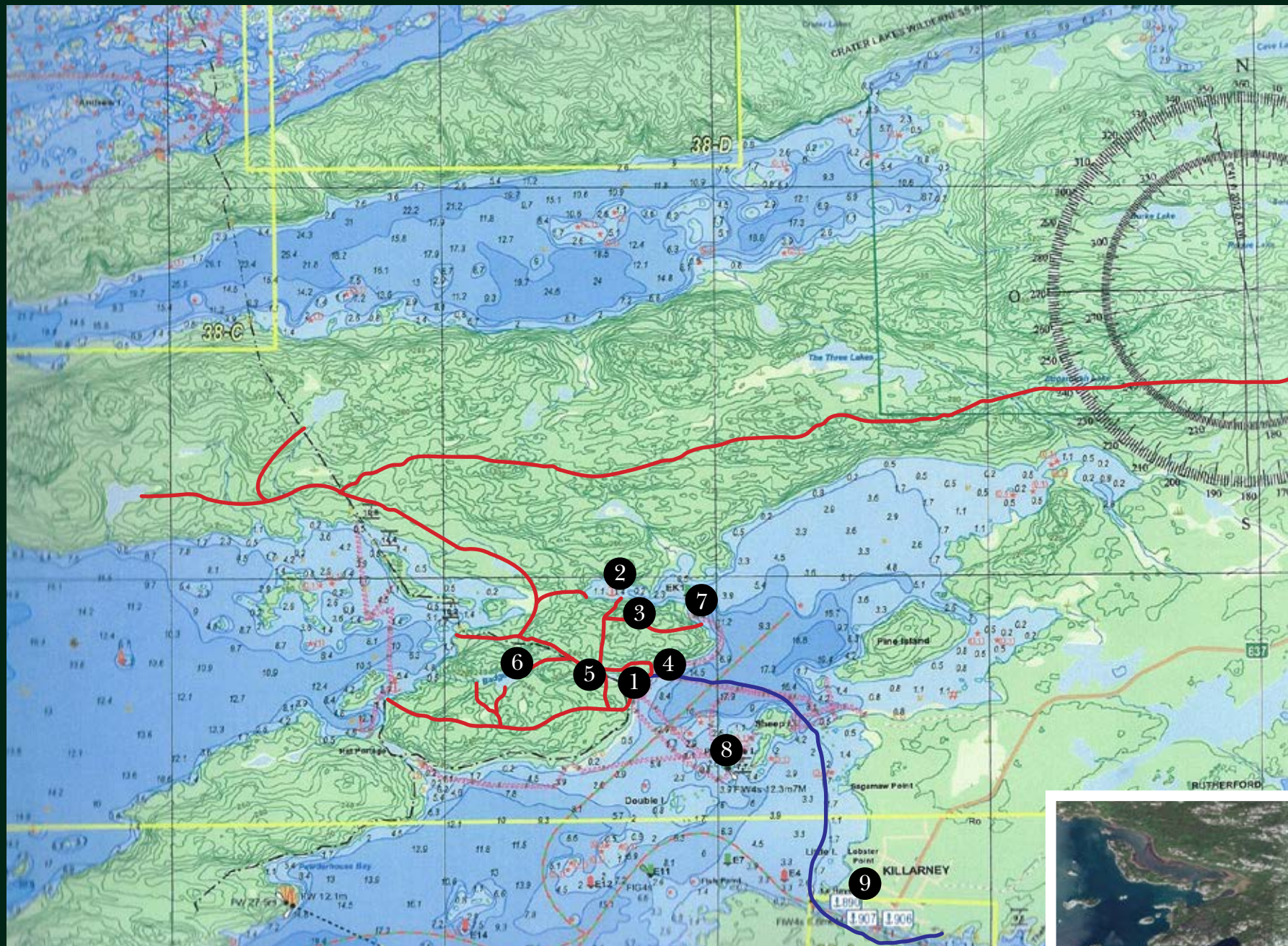


## THE HARBOUR AND BOATS

The sheltered, east facing harbour is large enough for float plane access and tie up. Two docks, one a 50' T floating dock can accommodate two 30' boats and a 50' boat, the other, a fixed crib dock, is L shaped, 80' long and 8' wide and can be used for helicopter landing. There is also a 20'x16' boat well at the shoreline.

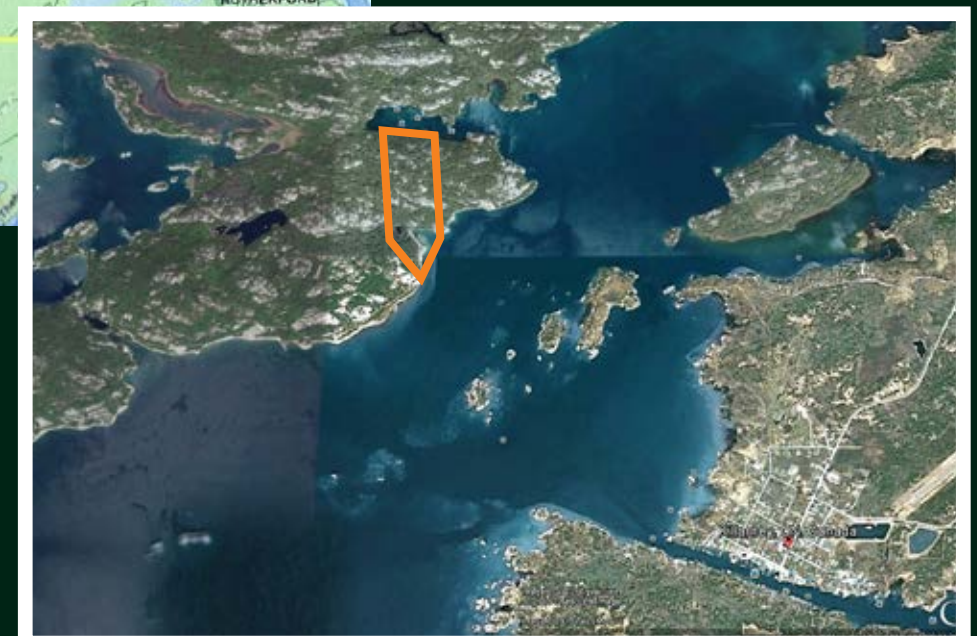
Two custom built boats a 24' Henley and a 24' Red Rock are included as well as numerous small watercraft.





## LEGEND

- SUGAR BUSH TRAILS
- BOAT/SNOWMOBILE ROUTE TO KILLARNEY
- ① HARBOUR LODGE & POND
- ② COVERED PORTAGE COVE
- ③ OBSERVATION DECK OVER COVERED PORTAGE COVE
- ④ LOOKOUT OVER HARBOUR
- ⑤ HIGH POINT LOOKOUT
- ⑥ BADGELEY LAKE
- ⑦ INDIAN HEAD ROCK
- ⑧ LIGHT HOUSE
- ⑨ TOWN OF KILLARNEY (PROPERTY MANAGER'S HOUSE, HEALTH CLINIC AND AIRPORT)



## THE PROPERTY

Faraway's thirty miles of trails are groomed year round for hiking, mountain bikes, ATVs and snowmobiles leading through mountain forests to spectacular panoramas and to an observation deck overlooking Covered Portage Cove. The trails link to a larger network in the area which extends to Badgeley Lake, an inland lake 600 feet above the lodge and beyond into the Killarney Ridge of the South La Cloche Range.



HARBOUR, LODGE & POND



OBSERVATION DECK AT COVERED PORTAGE COVE



OVERLOOKING COVERED PORTAGE COVE



BADGELEY LAKE



INDIAN HEAD COVE



INDIAN HEAD





## THE PROPERTY MANAGERS HOUSE

Located in the town of Killarney the 1880 sq. ft managers house with attached garage has two bedrooms, two 4 piece baths, den, modern kitchen, laundry room and a living/dining great room with high vaulted ceiling. The full basement is semi finished. The Property manager provides fulltime concierge service and property maintenance.





## THE AREA

### RICH HISTORY AND SPECTACULAR NATURAL BEAUTY

This is an area steeped in history and blessed with spectacular natural beauty. It is the iconic landscape recorded in paintings and sketches by the Group of Seven in the 1920's and 30's.

The La Cloche Mountains are an ancient range, some of the oldest mountains on earth. Once higher than the Rockies, they are now much eroded but distinctive for their composition of sparkling white quartzite.

First discovered as a safe haven for canoeing and portaging by the fur trading Coureurs de Bois in the 1700's, the town of Killarney is the oldest community on the north shore of Georgian Bay. Fur trading evolved later in its history to lumbering, fishing, shipping and mining.

Today, the safe passage enjoyed by the voyageurs appeals to yachtsmen and sailors from all over the Great Lakes and Europe. The area offers what is considered to be some of the finest boating in North America with spectacular scenery and crystal clear water.

Likewise popular with sports fishermen the waters still teem with an abundance of fish; pike, bass, walleye, perch, lake trout, whitefish, muskellunge and salmon, 'the best fishing in the Great Lakes'

The vibrant forests are a mix of conifers; Old Growth red and white pine, jack pine, hemlock, cedars, black spruce and balsam fir and deciduous; maples, oak, birch, beech and aspen provide a diverse wildlife habitat.

Essentially untouched wilderness, the forests, mountains and waters are home to moose, deer, bear, wolves, fox, martins, otters, mink, beaver, bald eagles, hawks, woodpeckers and summertime loons, osprey, ducks and song birds.







## A RETREAT FOR ALL SEASONS

With the backdrop of the La Cloche Mountains and Georgian Bay at the doorstep, Faraway Camp, offers limitless recreational opportunities year round. In the winter, cross county skiing, snowshoeing, skating, snowmobiling, 'ATV' ing and ice fishing, in the summer, mountain biking, trail hiking and 'ATV' ing, fishing, swimming, kayaking, canoeing, sailing. There are many wonderful locations nearby for day trips and shore lunches by boat; Bay Finn, McGregor Bay, the Bustard Islands, Benjamin Islands and Crystal Beach to name only a few. The property is close to Killarney Park, which offers more trails, eco hikes and wilderness adventures.



# ADDITIONAL INFORMATION

## GARAGE / MUDROOM

- 400sq.ft. heated with second freezer and built in cabinets for bulk provision storage
- storage for outdoor gear and sporting equipment

## KITCHEN

- Traulsen commercial stainless steel four glass door fridge
- Traulsen commercial stainless steel stand up freezer with freezer drawers
- 6 burner stainless steel Viking propane double oven with exhaust hood
- Bosch Stainless Steel dishwasher
- Thermador trash compactor
- double stainless steel sinks with garburator
- bar with pass through to billiard room equipped with ice maker, wine fridge and glass storage
- all William Sonoma kitchen equipment

## THE SERVICE AREA

- built in cabinets
- fully stocked pantry
- entertainment system hub and controls

## LAUNDRY

- LG front load washer/dryer
- stainless steel extra deep laundry sink with large all purpose faucet
- granite counters with upper and lower storage cabinets

## BATHS

- main floor 3 piece w/c with shower
- shared guest suite 3 piece w/c with shower
- master en suite 4 piece with shower and Jacuzzi
- all baths have gold plated sinks and faucets

## SAUNA

- 12' x 7'2" cedar sauna electrically fired
- outdoor shower close to indoor sauna

## LODGE WORKSHOP

- built in work bench
- complete tool and hardware selection

## TWO OFFICES

- kitchen and barn

## MATERIALS, FINISHES, FIXTURES

- wide plank salvaged yellow pine flooring with square headed nails throughout lodge
- all interior wood trim and doors are B.C. Douglas Fir
- Marvin energy efficient custom windows
- all kitchen, bathroom and laundry faucets/ taps from Chicago Faucet
- exterior walls sawn red cedar shingle, (Sikken's stain) and Parry Sound granite veneer
- Vicwest low maintenance painted steel roofing
- new cedar decks (Sikkens stain)

## MECHANICAL & ELECTRICAL

- motorized window operation in Great Room
- 2 oil furnaces for heat, A/C and HRV systems
- 25 foot dug well, pure water filtered through sand and a complete UV system
- 400 amp underground electrical service
- back up generator
- central vacuum
- monitored security system with cameras
- carbon monoxide and smoke detectors in both buildings
- low voltage controlled lighting from panels at billiard room entrance and master bedroom
- landscape lighting to docks, beach and woodshed,
- 3 zone sprinkler irrigation system
- outdoor speakers on barn
- 2 high pressure water pumps; one fixed and one portable and ~1000' of fire hose

## ENTERTAINMENT & COMMUNICATION

- 5 entertainment systems, each independently controlled; great room, kitchen, master suite, guest suite and barn
- 7 TV's; 6 in main lodge, 1 in barn
- 2 satellite dishes
- 9 phone lines
- dockside weather system with read out monitor in kitchen

## HOUSEHOLD CHATTELS

- The lodge is filled with fine furniture pieces and valuable collections of 'objects' including a

collection of antique brass and Tiffany lamps c. 1900.

- a replica of a Herreshoff white hull boat and a cedar strip canoe with antique motor.
- An extensive list of chattels is available upon request.

## THE BARN / GARAGE / WORKSHOP

3 interior spaces separated by automatic garage doors.

Workshop: 770 sq. ft.

- equipped with power & hand tools, hardware, paints, all plumbing, electrical, irrigation, supplies required to maintain the property and the boats
- an office equipped with computer, printer, fax machine and phone

Barn: 730 sq.ft.

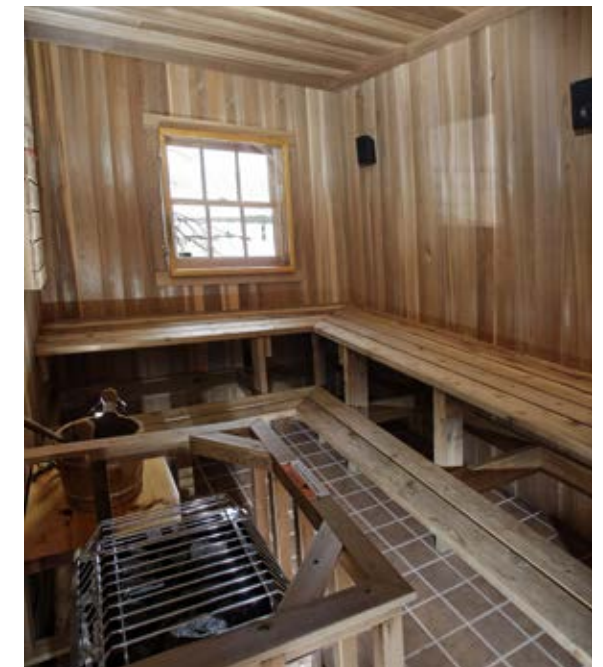
- storage for landscape tools, Bobcat, Yanmar Mini Excavator, John Deere mower, John Deere Gator mini dump
- automatic garage door to outdoors

Garage: 620 sq.ft.

- storage for recreational vehicles/ winter tracks and summer tires
- 2 two-seater Yamaha Rhino UTV's
- 1 four-seater Custom built extended Yamaha Rhino UTV
- 3 Yamaha Snow mobiles
- 1 winter trail groomer
- automatic garage door to outdoors

## THE HARBOUR

- sheltered east facing bay/harbour, easy access for float plane
- two docks;
- a 50 foot T shaped floating steel dock with Trex decking will accommodate two 30' boats and one 50' boat
- an 80 x 8 foot fixed crib L shaped dock, the 16 x 24 'L' is a helicopter landing platform
- a 20' x 16' boat well
- 2 custom built boats;
- one 24' Henley, lapstrake aluminum with drop down bow for load hauling and twin 115 Yamaha outboard motors
- one 24' Red Rock aluminum boat with twin 115 Yamaha outboard motors







## LOCATION & ACCESS

Although Faraway Camp is an entirely private compound, it is a short and protected boat ride to Killarney and full service marinas, The Killarney Health Care Centre, the Killarney Airport, an LCBO and basic provisioning.

By car: 4 hours (400km) by car from Toronto GTA / Pearson International Airport

Highway# 400 North to HWY# 69 North to Killarney Road West.

One hour south of Sudbury by car.

By water: a short protected boat trip from town of Killarney.

By air: Small jets can be accommodated at Killarney Airport., Larger jets at Sudbury. Faraway can accommodate float plane and helicopter.

Faraway is a spectacular camp compound, perfect as a year round getaway for relaxation and recreation in some of the most pristine wilderness in Canada.

**GEORGE WEBSTER**  
SALESPERSON  
george.webster@moffatdunlap.com



MOFFAT DUNLAP REAL ESTATE LIMITED, BROKERAGE

16630 Dufferin Street, King City, Ontario L7B 1K5 Canada

**905.841.7430**

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**MOFFAT DUNLAP**  
CHAIRMAN  
moffat.dunlap@moffatdunlap.com

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