



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE



The Beach House, Kishkadena Island, Point au Baril, Georgian Bay

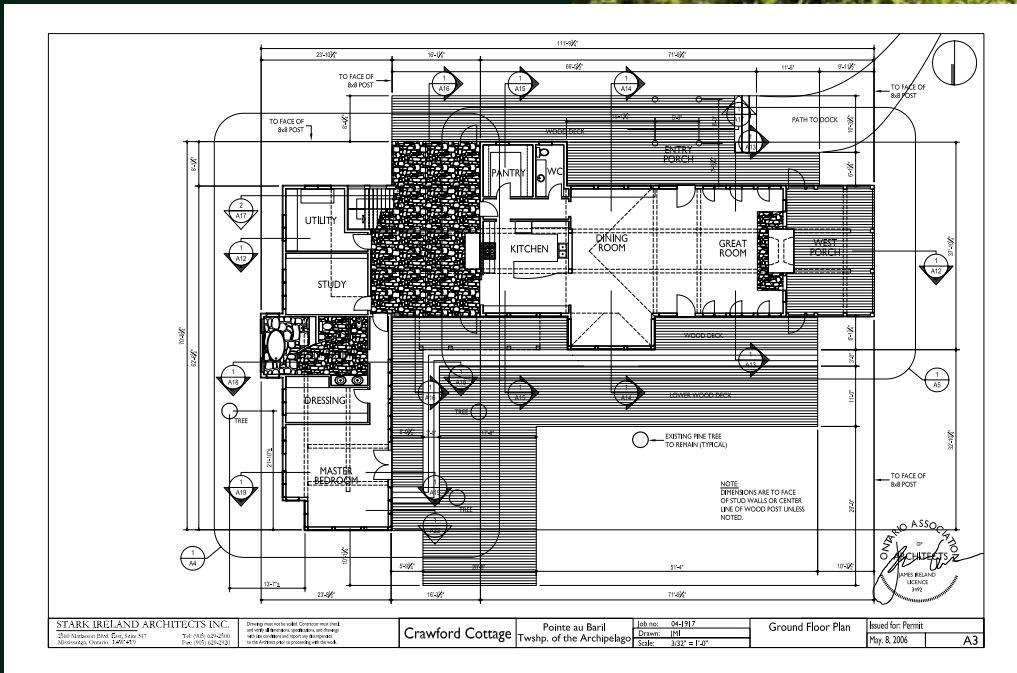
This spectacular 3.8 acre property, on one of Georgian Bay's finest outer islands, includes a magnificent 5000sq.ft. cottage, fronting on a vast stretch of flat pink granite gently sloping to a white sand beach and a protected deep water harbour with boathouse and floating docks.

www.moffatdunlap.com



North Facade

The lodge is L shaped in plan, the living space on the east west axis and the master wing north south. This layout focuses views to the water and shelters generous stepped decks which extend the living space to the shoreline.



South Facade & Entry Porch into Great Room

The main floor living area is a flowing open plan with kitchen, dining and great room terminating in east and west screened porches.



The Great Room

The beautifully proportioned great room features vaulted ceilings, dramatic massive beams, and a two sided floor to ceiling granite wood burning fireplace. Floor to ceiling windows flood the room with light and allow spectacular views in three directions. French door walk outs lead to the west screened porch and decks flanking each side of the great room.



Elegant Dining

The dining area is ideal for dinner parties with a large table seating at least 12, and a comfortable conversation area tucked into a west facing bay window.



The Kitchen

The streamlined open kitchen features built in, top of the line appliances. An adjacent pantry houses second dishwasher, fridge/freezer and wine cooler.



West Screened Porch

The west screened porch shares the double stone fireplace with the great room...a wonderful place for sheltered repose and sunset views on cooler evenings.



East Porch

The east porch, serves as an informal entrance to the Beach House and separates the Master wing and second floor bedrooms from the main living area. It leads into the great room and out to the north decks and outdoor kitchen.

Welcoming and casual it has a propane fireplace, comfortable seating area and wet bar.

The Master Suite

The large master bedroom has glorious water views on three sides and a walk out to a west facing deck. The private suite also features a walk in dressing room, a 7 piece bath with double sinks, double walk in showers and an oval soaker tub, plus a study/library.



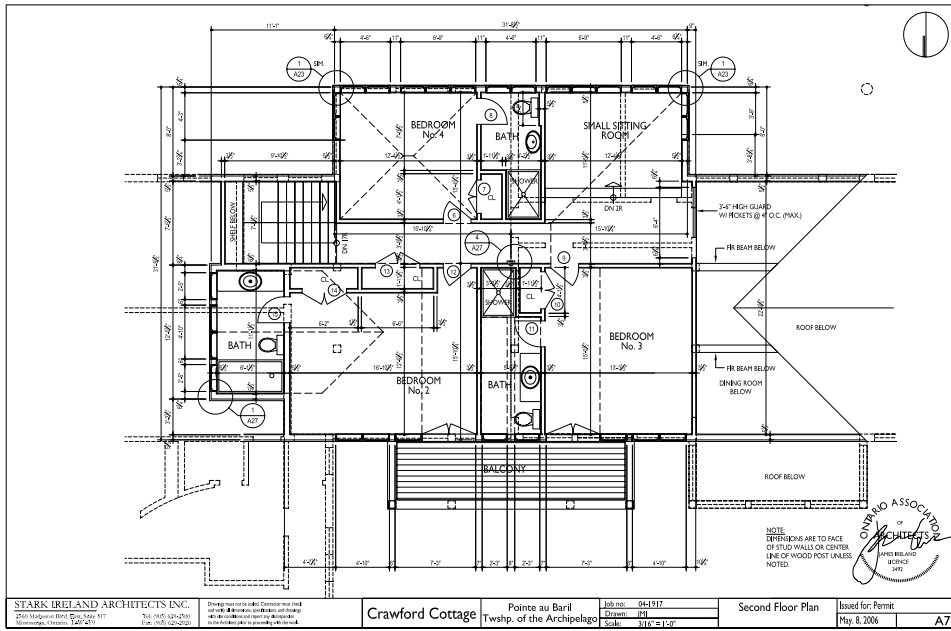
Master Bedroom/Sitting Room



Seven Piece Master En Suite



Master Library



Two of Three Guest Bedrooms



The Family Room

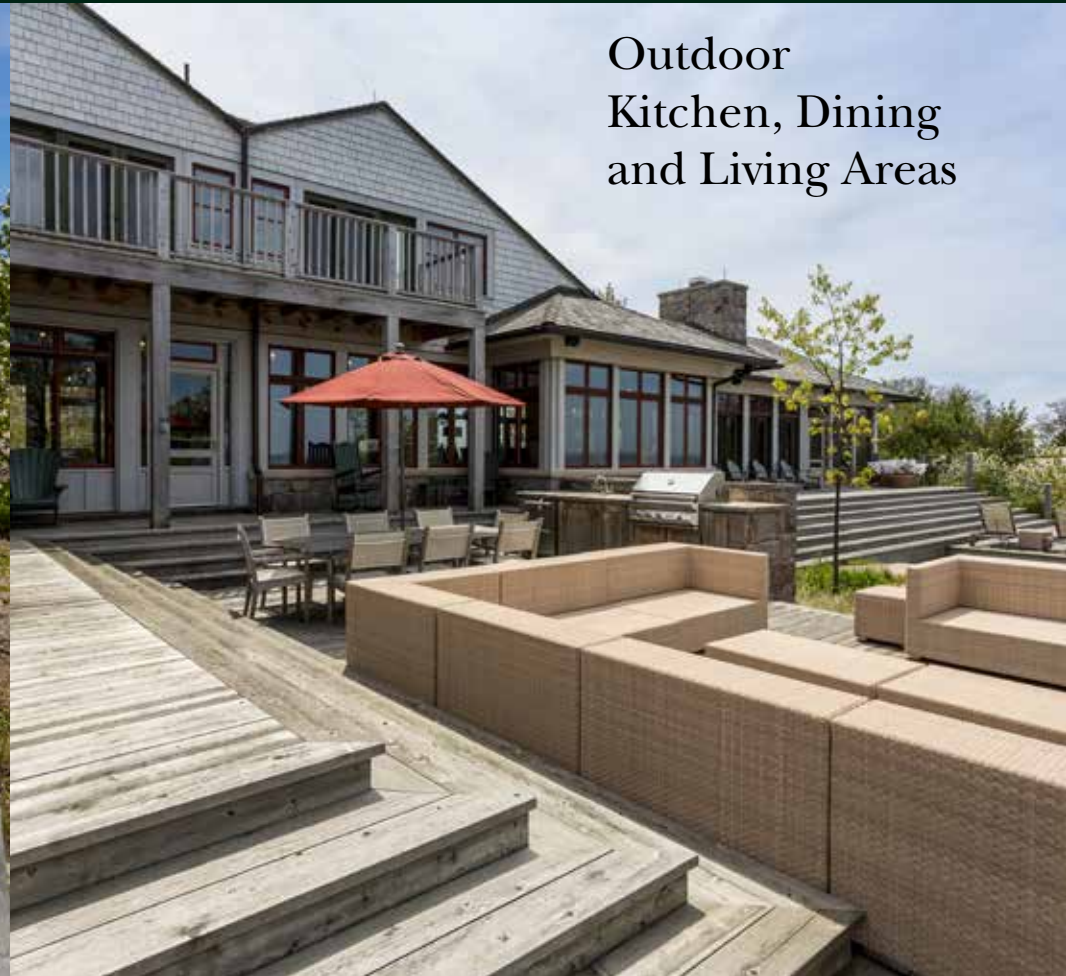


The Guest Rooms

A staircase leads from the east porch to a partial second storey which houses three bedrooms, each with 3 pc. en suite, two with balconies and a family room overlooking the great room. The family room has a wet bar and bar fridge.



Sundecks
Leading to Hot
Tub, Fire Pit and
Beach



Outdoor
Kitchen, Dining
and Living Areas

Outdoor Living

Extensive decking on the north west side of the lodge accommodates sunning, lounging, a hot tub, a firepit close to the water, and, just off the kitchen, an al fresco dining area complete with granite cooking island/wet bar with barbeque and refrigerator drawers.



The Boathouse

The property is tastefully landscaped with hardy perennials and native species. Broad, mulched pathways lead from the harbour to the Beach House.

Additional Information

Exterior Finishes

- Cedar Shingles
- Beveled Wood Siding
- Cedar Trim
- P.t. Decks With Cedar Planking
- Stone Veneer

Interior Finishes

- Flooring:1” Random Width Pine Planking

East Porch Finishes

- Bleached Cedar Shingle Walls & Ceiling
- Granite Flagstone Floor

Master En Suite Finishes

- Basalt Floor Tile
- Limestone Shower Walls
- Granite Countertops

Laundry Room

- Porcelain Tile Floor
- Marble Countertops

Appliances

Kitchen

- Wolf Gas Range, Convection Oven And Micro Wave
- Sub Zero Fridge/Freezer
- Bosch Dishwasher
- Ge Profile Compactor

Pantry

- Bosch Dishwasher
- Sub Zero Fridge/Freezer
- Sub Zero Wine Cooler

East Porch

- Scotsman Icemaker
- Viking Refrigerator Drawers

Laundry

- Stacked Whirlpool Duet Washer/Dryer

Outdoor Kitchen

- Twin Eagles Grill Head
- Viking Refrigerator Drawers

Mechanical

- Under Floor Heating.
- Lightening Protection.
- Under Cottage Winter Heating
- 2 A/C Systems
- Mechanized Shutter System Completely Encloses All Cottage Windows & Doors When Vacant
- New Septic System
- Fire Pump
- Wi Fi & Xm Satellite TV

Utility Building

- Uv & Filter Water Purification System
- Electrical Panels (600 Amp Service)
- Generator (50Kw Perkins Cat)
- Transformer



AN AREA RICH IN HISTORY...

Pointe au Baril is one of the oldest and most celebrated summer communities on the Bay.

Its name derives from the earliest beacon which marked the main channel; a barrel set upright on a high rock with a lantern atop. An area rich in history, Samuel de Champlain canoed through this waterway on his way through Georgian Bay.

The beloved Ojibway Club, the social and recreational centre of the Pointe au Baril cottage community offers tennis, a children's camp, fine dining and a whole roster of activities geared for the cottage community.

Kishkadena Island is a short boat ride to the Ojibway Club, and only 20 minutes to mainland marinas in Pointe au Baril Station. It is also ideally situated for day trips to neighbouring picnic islands; the McCoys, Limestones and the Minks and, some say, the most superb fresh water sailing and boating in North America.

Pointe au Baril is a 2.5 hour drive from Toronto's International Pearson Airport and the GTA via 400 series highways.

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