

# \$1,675,000 - 770 ISLAND 200

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## Listing ID: 40535099

**\$1,675,000**

2 Bedrooms, 2 Bathrooms, 1.96 acres

Single Family

770 ISLAND 200, Georgian Bay Twp,  
Ontario, L0K1S0

Welcome to your island retreat! Located on beautiful sought-after Six Mile Lake, this custom 2097 sq.ft. waterfront cottage offers privacy and natural beauty. Crafted with attention to detail and quality building materials, this home greets you with a spacious main living area boasting vaulted ceilings and large, northwest-facing floor-to-ceiling windows. You'll love the accessible, 8ft sliding glass doors off the dining room and the living room. The wood stove adds warmth and elegance with a beautifully crafted stone wall. The modern kitchen, equipped with Kitchenaid appliances including an induction cooktop, warming tray & slow cooker, facilitates culinary endeavours. The primary bedroom features a 3-piece ensuite and convenient deck access. A second bedroom, also opens onto the deck, providing guests with easy indoor-outdoor access. Additional highlights include a second 4-piece bathroom, main floor laundry room and a versatile utility room which can be used for storage, as an office or a pantry. The large loft on the second floor offers a beautiful view and potential to add a third bedroom, or a second sitting area. Unique to this property is the expansive, full walkout basement, complete with a garage door for easy access.

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This space presents endless opportunities for storage or potential to develop additional living space. With an expansive, wrap-around deck, you'll have plenty of space to enjoy outdoor dining or catching the sunset. 557 ft of water frontage offers a true Muskoka feel, perfect for swimming and boating. With just a short boat ride from Six Mile Lake Marina and Wauwatosa Marina, this cottage embraces lakeside living.  
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