

\$3,475,000 - 4 B415 BERNYK Island

Listing ID: 40606123

\$3,475,000

5 Bedrooms, 4 Bathrooms, 3960

Single Family

4 B415 BERNYK Island, Archipelago

South, Ontario, P2A1T4

Note: There are 4 parcels that comprise this primary cottage property totalling 6.15 acres. Also listed under MLS 40546790 which includes 2 separate parcels, one at 5.54 acres and one at 5.64 acres. Welcome to 4-B415 Bernyk Island near the heart of Sans Souci, on the beautiful crystal blue waters of Georgian Bay. You will be in awe the moment you pull into the private protected back bay with the stunning modern (2011) architecturally designed (Kevin Weiss of Weissbau Inc.) boathouse with covered deck seating & lounging area & a fully operating open-air concept kitchen that has bar height seating. You won't want to leave this amazing spot but there is much more to explore. The granite stairs & walkway lead you to the 6 bdrm, 5 bth main cottage with stunning views from all 3 storeys to the west & north. You may have a difficult time choosing an area to sit & enjoy the scenery, taking it all in. The guesthouse has 3 bdrm, 1 bth, open concept living space that also has views to the west & north, is self sufficient with a kitchenette, surrounded by cedar decks providing easy access to the main cottage & main deck area with more breathtaking views. The granite walkway now leads you down to the architecturally designed (Partisans - 2014)

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Grotto Sauna perched on the shoreline where the stunning views continue even at this vantage point. Nestled in the bush near the shoreline on the westerly most property boundary you will find the bunkie in a private setting sitting near the shore, almost in a world of its own. Included in this extensive family compound property setup are 2 other parcels on the opposite shore of the private back bay. This expansive property is only a 10 min boat ride north of Frying Pan Island where you will find the SSCA community centre, a restaurant & a marina. Make sure you give yourself enough time to view all this property has to offer. (id:50245)

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Last Modified: 20/06/2024 07:41:35 AM

Listing Office: Royal LePage In Touch Realty, Brokerage (Hwy 93)