

# 1 GB463 MERRIWEATHER ISLAND, The Archipelago, Ontario P2A 0B7

Client Full

## 1 GB463 MERRIWEATHER ISLAND The Archipelago

MLS® #: 40423737

**Active / Residential**

Price: **\$850,000**



### Parry Sound/The Archipelago/Archipelago

1.5 Storey/House



Water Body: **Georgian Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Main		1	1
Second	4	1	

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **2,028**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,028/Other**  
 DOM/CDOM: **5/5**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,661.00/2023**

#### Remarks/Directions

Public Rmks: **Classic vintage Georgian Bay cottage on 1.1 acre island near historic Manitou Dock, Twelve Mile Bay. The 1.5 story cottage exudes authentic rustic charm with full length screened sun porch, spacious 850sq.ft. great room /w wood stove, living & dining area, separate 400 sq.ft. den family room/w wood stove, kitchen, 4pc.bath, five bedrooms /w 2pc bath on second level. The cottage, oriented west to open water & sunset views and a second small island (Flag Island) acts as breakwater for the sheltered inner harbor. The original cottage dates from just after the first world war with a one story addition from the 80's. Recent upgrades include sliding Ross windows and a re-shingled roof. just minutes by boat from Moose Deer Point Marina via protected Twelve Mile Bay channel and a short boat ride to the centre of the Sans Souci cottage community which offers a marina,/provisioning SSCA Headquarters, and children's camp, Tennis Club, pickle ball courts and Henry's Famous Fish Restaurant. Has Hydro, approved septic, Generac back-up generator, UV and double filter water treatment system.**

Directions: **BY BOAT FROM PARRY SOUND OR TWELVE MILE BAY MARINA TO MANTTOU DOCK AREA**

#### Common Elements

#### Waterfront

Features: **Island, Water Access, Waterfront-Access Deeded**  
 Dock Features: **Boat Slip**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Natural, Rocky**  
 Shore Rd Allow: **Owned**  
 Channel Name: **Twelve Mile Bay**  
 Boat House:  
 Frontage: **954.72**  
 Exposure:  
 Island Y/N: **Yes**

#### Exterior

Construct. Material: **Shingle, Wood** Roof: **Asphalt Shingle, Metal**  
 Shingles Replaced: Foundation: **Block** Prop Attached: **Detached**  
 Year/Desc/Source: // Apx Age: **100+ Years**  
 Property Access: **Boat Access, By Water Only** Rd Acc Fee:  
 Other Structures: **None** Winterized:  
 Garage & Parking: **None** Garage Spaces: **0.0**  
 Parking Spaces: Driveway Spaces: **0.0** Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**  
 Water Source: **Lake/River** Water Tmnt: **System, Water Purification** Sewer: **Septic**  
 Lot Size Area/Units: **1.100/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **954.72** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Island, Lake Access, Quiet Area** Land Lse Fee:

#### Interior

Interior Feat: **Water Heater Owned, Water Treatment**  
 Basement: **Crawl Space** Basement Fin: **Unfinished**  
 Laundry Feat: **In Kitchen**  
 Cooling: **None**  
 Heating: **Woodstove**  
 Fireplace: **/Wood Stove** FP Stove Op:  
 Under Contract: **None** Contract Cost/Mo:  
 Inclusions: **Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings, Other, Negotiable**  
 Electric Age: **45** Plumbing Age: **45** Furnished:  
 Furnace Age: **NA** Tank Age: **NA** UFFI: **No**

Property Information

Common Elem Fee: **No**  
Legal Desc: **1 GB463 463A 464 PCL 1779 43**  
Zoning: **Residential**  
Assess Val/Year: **\$503,000/2023**  
PIN:  
ROLL: **490509001505900**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **Unknown/**  
Hold Over Days:  
Occupant Type: **Vacant**  
Deposit: **5%**

Brokerage Information

List Date: **05/19/2023**  
List Brokerage: **ROYAL LEPAGE MEADOWTOWNE REALTY** 

Source Board: Mississauga Real Estate Board  
Prepared By: Vanessa Arellano-Carroll, Salesperson  
Date Prepared: 05/24/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Great Room</b>	<b>Main</b>	<b>36' 0" X 23' 8"</b>	<b>10.97 X 7.21</b>	<b>Open Concept</b>
<b>Desc: Spacious great Room, living &amp; dining /w wood stove, original plank floors new Ross windows throughout, walk out to sunroom</b>				
<b>Sunroom</b>	<b>Main</b>	<b>36' 0" X 8' 8"</b>	<b>10.97 X 2.64</b>	
<b>Desc: Screened sunroom extends entire width of cottage views west to open and sunsets</b>				
<b>Family Room</b>	<b>Main</b>	<b>21' 0" X 9' 6"</b>	<b>6.40 X 2.90</b>	
<b>Desc: Part of a 1980's addition family room/den has wood burning stove and pass through to kitchen</b>				
<b>Kitchen/Dining Room</b>	<b>Main</b>	<b>12' 0" X 11' 0"</b>	<b>3.66 X 3.35</b>	
<b>Desc: Fridge/freezer, electric range, washer and dryer, st.st sink, upper and lower built in cabinets, laminate countertops, own entrance door</b>				
<b>Bathroom</b>	<b>Main</b>			<b>4-Piece</b>
<b>Desc: 4 pc with tub/shower</b>				
<b>Bedroom</b>	<b>Second</b>	<b>10' 6" X 12' 0"</b>	<b>3.20 X 3.66</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11' 0" X 13' 0"</b>	<b>3.35 X 3.96</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11' 0" X 11' 0"</b>	<b>3.35 X 3.35</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10' 0" X 10' 0"</b>	<b>3.05 X 3.05</b>	
<b>Bathroom</b>	<b>Second</b>			<b>2-Piece</b>
<b>Desc: 2 pc no bath/shower</b>				

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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