



www.GeorginaRatcliffe.com

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Sales Representative



TOTEM POINT

Totem Point has expansive and unobstructed views of The River and The International Seaway. Partially encircled by a stone wall there are 2 beaches, a tennis court and dramatic outcroppings of Canadian Shield Granite. Included with the point is Thunderbird Island, a small island to the south west, which allows for the total privacy. A gorgeous piece of land, Totem Point has amazing sunrises and awesome sunsets.

The classic mid-century modern design of the main house is spectacular. The sheer volume of space as one enters the principal rooms is breathtaking. High ceilings with massive laminated BC fir beams coupled with huge plate glass windows and walls of glass make one unsure of where the interior stops and the exterior begins. Wide plank pegged oak flooring, granite fireplaces and clear cedar walls soften and warm the ambiance. Designed for corporate entertaining and intimate family living, this home has a vibrant and happy history.

The boathouse was built around 1905. More recently it was totally rebuilt with steel and concrete base. It is a large 2 storey structure with 2 side walks or docks on the outside and 2 wet slips with work/storage area on the inside. The kitchen and dining room are on the main level and the living room and bedrooms are upstairs.

Other structures include a 67 foot covered, double wide U shaped dock, a Har-Tru tennis court (not currently in use) a stone pump house, a drive-in workshop, a 3 bay drive shed, a caretakers washroom and service dock.

Details

MAIN HOUSE

MAIN WING

- Foyer:** 21.1` x 7.1` Wide plank pegged oak floor, panelled walls, reverse board and batten ceiling, wet bar (10.0` x 5.6`) with sink, fridge and pass-thru to kitchen
- Living Room:** 26.1` x 20.9` Wide plank pegged oak floor, laminated arched BC Fir roof joists, oversize plate glass windows, walk-out to stone patio, 13` wide granite floor to ceiling fireplace, reverse board and batten interior walls
- Dining Room:** 18.9` x 20.9` Open concept with living room, wide plank pegged oak floor, laminated arched BC Fir roof joists, antique "diamond point" armoire door pass-thru to kitchen
- Kitchen:** 12.2` x 11.5` Cork floor, hardwood counters, centre island with vegetable sink, triple stainless sink, 2 built-in ovens, cook top, subzero fridge, dishwasher, desk area, pass-thru to bar
- Breakfast Area:** 8.1` x 11.6` Walk-out to covered stone patio
- Utility Area:** 11.3` x 7.6` Stainless steel laundry sink, washer, dryer, upright freezer, cupboard space.



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MAIN HOUSE Cont'd

- Master Bedroom:** 20.2` x 14.7` Wide plank pegged oak floor, walk-out to stone patio, 7` granite fireplace with pine over mantle, walk-in aromatic cedar lined closet, shelved closet.
- Ensuite:** 4 piece with separated toilet enclosure
- Coat Room/
Powder Room:** Marble sink, separate toilet enclosure, coat rack

LOWER LEVEL

- Recreation Room:** 20.3` x 29.6` Painted concrete floor, granite fireplace with "airtight" stove insert, walk-out
- Bedroom:** 19.7` x 14.7` Cork floor, reverse board and batten cedar paneling
- Ensuite:** 15.4` x 10.2` Painted concrete floor, antique marble shower and toilet enclosures, sink. There is a walkout from this bathroom
- Utility Corridor:** Under the upper covered stone patio, this corridor houses 2 oil-fired furnaces and leads to the utility room under the bedroom wing. Utility room has 4 cylinder generator and main electricity transfer station and panels, a workbench and a walkout
- Bathroom:** Sink and toilet with walk out

BEDROOM WING: All bedrooms have reverse board and batten cedar paneling

- Bedroom S/W:** 12.2` x 15.2` Cork floor, double clothes closet
- Bedroom S/E:** 12.1` x 15` Broadloom, walk in closet
- Bedroom East:** 13.2` x 11.7` Hardwood floor, double clothes closet, walk-out to stone patio
- Bedroom N/E:** 10.5` x 12` Hardwood floor, double closet
- Bedroom N/W:** 10.5` x 12` Hardwood floor, double closet
- Bathrooms:** 2 Bathrooms with double sinks, one with a shower the other with a shower and tub
- Linen Closet:** 5.6` x 6.1` Aromatic cedar lined, built-in shelves

BOAT HOUSE

LIVING AREA:

UPPER FLOOR

- Living Room:** 31` x 11.3`
- Porch:** 15.6` x 7.7`
- Bedroom S/W:** 13` x 15` Walk in closet
- Bedroom S/E:** 15.9` x 13` Walk in closet
- Bedroom West:** 15.9` x 13` Walk in closet
- Bedroom N/E:** 15.8` x 13.1`



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BOAT HOUSE Cont'd

MAIN FLOOR

Kitchen: 9.5` x 11.4` Galley style and open to dining room

Dining Room: 16.1` x 11.4` Walkout

BOAT AREA: 31` x 60` Concrete and steel construction

Slip 1: 38.3` x 8` Outer end water depth approximately 9.5 feet

Slip 2: 38.3` x 13.2` Outer end water depth approximately 8.8 feet

Floating Covered Dock: 67.6` x 32` with double wide 60.5` length covered interior slip and approximately 9.5 feet of water at outer end of the dockdock

Totem Pole Dock: 46.10` x 9` Concrete with concrete steps at southern end. Approximately 4` of water

Service Dock: 31` x 8.3` Floating

Workshop: 16` x 24` Rebuilt 1998, ramp to drive garden tractor/golf cart in

Drive Shed: 16` x 32` Barn track doors along on 32` side



THE 1000 ISLANDS

Canada's best known, least visited vacation paradise

An international waterway to the world

A National Park with private residences for a select few

Totem Point: A signature property within The Park.



The Property: An outstanding point of land with expansive and unobstructed views of The St. Lawrence River and The International Seaway. Partially encircled by a stone wall there are 2 beaches, a tennis court and dramatic outcroppings of Canadian Shield Granite. In addition to being a National Park The 1000 Islands is a UNESCO Biosphere Reserve, in part because of its unique beauty and its diverse flora and fauna. Totem Point is a fine example of the biosphere. Included with the point is Thunderbird Island an undeveloped island that allows for the total privacy of Totem Point.

The Design: Classic mid-century modern, the sheer volume of space as one enters the principal rooms is breathtaking. High ceilings with massive laminated BC fir beams coupled with huge plate glass windows and walls of glass make one unsure of where the interior stops and the exterior begins. Wide plank pegged oak flooring, granite fireplaces and clear cedar walls soften and warm the ambiance. Designed for corporate entertaining and intimate family living this home has a vibrant and happy history.

The Residence: Built in 1961 on a rocky outcrop, it is mostly one storey with a partial lower level as dictated by the sloping grade. Designed by John Schreiber, the house is comprised of 2 wings joined by a canopied stone and concrete patio and entertaining space. The side elevation of the structure is reminiscent of a raven's wingspan. The main wing of the house contains the principal rooms and master suite on the top level and a guest suite and entertaining space on the lower level, both of which open out on to the grounds. The independent bedroom wing has 5 bedrooms and 2 bathrooms.

The Boathouse: Built around 1905, it is a large 2 storey structure with 2 side-walks or docks on the outside and 2 wet slips with work/storage area on the inside. The kitchen and dining room for the upstairs living quarters are also on the main level. The top floor consists of 4 bedrooms, a living room and a bathroom.

Other Structures: These include a 67 foot covered, double wide U shaped dock, a Har Tru tennis court (not currently in use), a stone pump house, a drive-in workshop, a 3 bay drive shed, a caretakers washroom and service dock.

TOTEM POINT

ST. LAWRENCE ISLANDS NATIONAL PARK

ROCKPORT, ONTARIO, CANADA

- A stunning mid-century modern classic on a very private 6 acre point of land in the heart of one of Canada's National Parks
- Superbly designed for entertaining on a grand or intimate scale
- 7 generously proportioned bedrooms, 4 full and 2 half bathrooms plus recently rebuilt 4 bedroom fully self-contained 2 storey boathouse
- Extensive covered and uncovered outside entertaining spaces both close to the house and at the water's edge
- Spectacular views from every room overlooking the property and the water and on to the US side of the river
- Naturalized landscaping around the buildings and totally natural forest at the rear of the property
- Fully separate caretaker utility area including bathroom, dock and workshops.



CHESTNUT PARK REAL ESTATE
LIMITED, BROKERAGE

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Totem Point
The 1000 Islands National Park
Rockport, Ontario

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