



240 CLUB ISLAND



A Unique Point of Land With A Traditional, 4 Bedroom Canadian 1000 Islands Cottage and Boathouse

The 1000 Islands is **Canada's smallest National Park** and is an area of unspoiled natural beauty. As home to The Frontenac Arch Biosphere Reserve, the area offers an amazing window onto a wide variety of plant and animal life. The combination of Parks Canada and the Biosphere Reserve make this a unique area for hikers and naturalists, so unique in fact that it is a **UNESCO world heritage site**. There is a great variety of summer fun available in the area: wonderful swimming, sailing, kayaking, scuba diving, boating, sandy beaches, golf courses, one of which is on an island about 8 minutes away by boat, tennis, numerous picnicking islands, first class theatre and amazing restaurants.

The 1000 Islands are internationally accessible by road, rail and plane. They are within a 3-hour drive from Toronto and Montreal, about an hour from Ottawa and about 2 hours from Syracuse, NY. Club Island is minutes from several marinas.

Club Island is approximately 146 acres. Back in the mid 1800s it was settled by local mainland residents and used for farming and timber. Today it is home to about a dozen cottagers. This point is at the eastern tip of the island and has panoramic views north, east and south across The River. Far off to the southeast is the Seaway and the US shore.

Built in the 1950s this beautiful, unspoiled cottage embodies all that is thought of in a cottage. The land has 3 separate points and has 1,700+ feet of waterfront. The trees have been thinned and lifted so as not to obstruct the views from the wrap around veranda and windows but allow the house to be shielded from passing boats.

The cottage has spacious rooms, the living room has a stunning floor to ceiling stone fireplace and large picture windows on three sides, the dining room is paneled, and the kitchen large. There are 4 bedrooms, 2 of which have an ensuite bathroom. The boathouse is in a deep, protected bay and is a tandem slip structure with a workspace at the front and includes a fish cleaning station! The water around the point is clear, clean and deep.



Presented by
www.GeorginaRatcliffe.com
 Bus. 416.925.9191 Sales Representative



240 CLUB ISLAND

The House

The cottage was designed to take maximum advantage of the site and ensures excellent privacy (you can't see the neighbours houses or docks) and fabulous panoramic views. It is far enough from the channel that boats rarely come close. Any tree work done has allowed for great views and maximum privacy.

Living Room: 23` x 19` An bright room with big picture windows overlooking the north, south and east points of the property. The fourth side has a floor to ceiling stone fireplace. It also has strip oak floors and a walk-out to veranda. Note its size.

Dining Room: 30.6` x 15.8` Beautiful pine paneling, strip oak floors and a walk out to the veranda. There are 2 windows, one facing south and one west. Note its size.

Kitchen: 15.8` x 10` A classic 50s kitchen with center dining table and white cabinets. A big window over the sink looks out onto the harbour area.

Master Bedroom: 13.5` x 15.10` Pine floor, north and west facing windows, big closet.

Bedroom 2: 13.5` x 12.6` Pine floor, windows facing south and west, closet, ensuite.

Bedroom 3: 13.5` x 13` Pine floor, south window, ensuite, closet

Bedroom 4: 13.5` x 11.10` Pine floor, north facing window, closet.

The Boathouse: Crib built, double tandem slip 9.7` x 42.8` with a depth of about 4 feet. The work area is about 20` x 17.7` with a workbench. The water pump is housed in the boathouse off to one side. Outside there is a charming fish cleaning station with bench and sink. The boathouse has electricity and running water.

Lot Size: 3.2 acres with approximately 1,700 feet of frontage, as per survey

Legal Description: Plan 28R 512 Part 2. Please see Schedule B

Possession: June 30, 2011/To Be Arranged

www.GeorginaRatcliffe.com

Bus. 416.925.9191

Sales Representative

The measurements herein are approximate. The Buyers should satisfy themselves as to their accuracy.

