PRIVATE ISLANDS INC.

BAYWINDS

GEORGIAN BAY, ONTARIO



7.14 ACRES · FREEHOLD

FRYING PAN ISLAND · SANS SOUCI

45.160°N 80.144°W

ELEVATION — HILLTOP 598 FT



THE ESTATE

At a Glance

LOCATION	Georgian Bay, Ontario
TITLE	Freehold
LAND AREA	7.14 acres
SETTING	Promontory point
COTTAGES	Main + guest
HILLTOP	598 ft

SQUARE-FOOT GREAT ROOM

An octagonal great room of vaulted timber and glass at the centre of the main cottage, wrapped in decks and full-day sun.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
7.14 acres

TITLE
Freehold

HILLTOP
598 ft

WATERS
Georgian Bay

ISLAND
Frying Pan Island

www.privateislandsonline.com/canada/ontario/georgian-bay/baywinds

REGION — GEORGIAN BAY

Georgian Bay's 30,000 Islands form the world's largest freshwater archipelago — granite, wind-shaped pine and clear Lake Huron water along Ontario's eastern shore. In The Archipelago township, cottage islands around Sans Souci are held freehold and reached by boat, in one of the bay's oldest cottage communities.





THE POINT

Highest Ground on the Promontory

Baywinds occupies a 7.14-acre promontory on the southwest point of Frying Pan Island, the cottages set on the highest point of the land. The siting was planned around four ideas: spectacular water views, fluid indoor-outdoor living, total privacy, and traditional Georgian Bay cottage character — with full-day sun and the region's westward sunsets.

THE BUILD

Normerica Timber Frame

The main cottage was custom-designed with Normerica, the preeminent timber-frame builder. A covered breezeway separates the social heart of the home from the sleeping quarters, and warm wood-and-glass construction runs through both the main cottage and the self-contained guest cottage.

MAIN COTTAGE

The Octagonal Great Room

At the centre stands an 800-square-foot octagonal great room with vaulted ceilings and floor-to-ceiling windows. An open-plan kitchen, dining and living area is anchored by a massive granite stone fireplace, with French-door walkouts to expansive decks shaded by deep roof overhangs. A covered patio leads to the private master suite — large bedroom, four-piece ensuite and an outdoor shower.

GUEST COTTAGE

A Cottage of Its Own

The 420-square-foot guest cottage is fully self-contained: a bedroom and sitting room, a kitchenette, a three-piece bath and its own covered porch — complete comfort and privacy for guests, a short walk from the main house across the granite.





LAND AND WATER

Granite, Gardens and a Working Harbour

The promontory is a natural playground of landscaped pocket gardens and groomed trails crossing rugged granite terrain. The waterfront is equipped for the Georgian Bay life: a deep-water harbour with an L-shaped dock for up to five boats, a separate swimming dock, a boat ramp, and a classic waterside sauna for after the swim.

KNOWN FOR

A Normerica timber-frame estate on its own promontory — an 800-square-foot octagonal great room, a five-boat harbour, and sunset views over open Georgian Bay.

SUMMER HIGH 76°F · WINTER LOW 7°F



BY WATER

A Boat Island

Baywinds is reached by boat, into its own deep-water harbour on the sheltered south side of the point. On the island, an ATV moves guests, gear and supplies along the property's trails between the harbour and the cottages.

THE GATEWAY

Sans Souci & Parry Sound

The Sans Souci marina, children's camp, pickleball and tennis courts and the neighbourhood restaurant sit under a mile away across Frying Pan Island — a short boat ride or overland walk. Parry Sound, the mainland gateway, lies 14 miles to the northeast, with Twelve Mile Bay 10 miles south.

DISTANCES — STRAIGHT LINE

Sans Souci 1 mi · Twelve Mile Bay 10 mi · Parry Sound 14 mi

7.14 ACRES • TWO COTTAGES • FIVE-BOAT HARBOUR

LOCATION

On the Map

GEORGIAN BAY • SANS SOUCI, ONTARIO



GALLERY

The Estate in Frames



The great room, open to the view



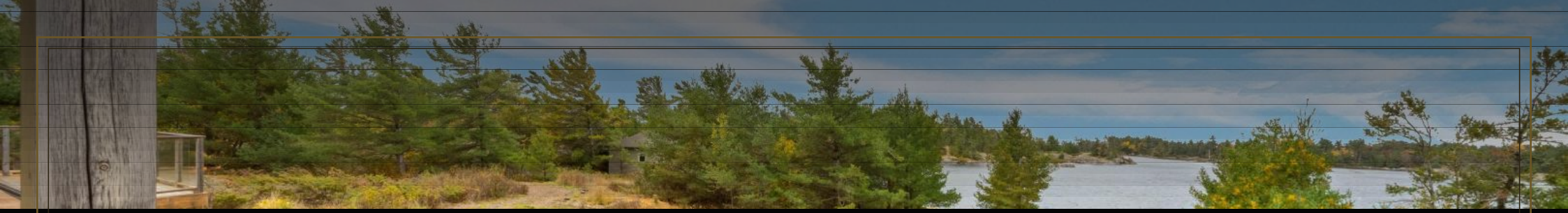
Kitchen in the timber frame



Living space at the granite hearth



The guest cottage above the shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BAYWINDS

GEORGIAN BAY, ONTARIO

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

www.privateislandsonline.com/canada/ontario/georgian-bay/baywinds

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