PRIVATE ISLANDS INC.

CAMPBELL ISLAND

GEORGIAN BAY, ONTARIO



25+ ACRES · FREEHOLD

4 SEVERED LOTS · 3 HARBOURS

45.220°N 80.179°W



THE ESTATE

At a Glance

LOCATION	Georgian Bay, Ontario
TENURE	Freehold
LAND AREA	25+ acres
LOTS	4 severed lots
MAIN COTTAGE	2,500 sq ft
HARBOURS	3 natural harbours

ACRES IN FOUR LOTS

One freehold island in four severed lots of about six acres each, joined by a common right of way.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
25+ acres

TENURE
Freehold

SUMMIT
612 ft

LOTS
4 severed lots

WATERS
Georgian Bay

www.privateislandsonline.com/canada/ontario/georgian-bay/campbell-island-georgianbay

REGION — GEORGIAN BAY

Georgian Bay is Lake Huron's eastern arm — the world's largest freshwater archipelago, some 30,000 granite islands along Ontario's shore. In the Sans Souci reach of The Archipelago township, cottage islands are boat-access freeholds, prized for sheltered channels, clear water and wind-shaped pine.





THE ISLAND

One Island, Four Lots

Campbell Island is a 25+ acre island in the Sans Souci reach of Georgian Bay, waiting to be cherished. It is divided into four beautifully severed lots, each approximately six acres, with a common right of way — one island that can hold a whole extended family, or an investment held in pieces.

THE GROUND

Harbours and High Sites

Three natural harbours ring the island, and every lot carries elevated building sites with panoramic views over the surrounding archipelago. A gravel road links the lots, so the whole island is reachable once you step ashore.

THE MAIN COTTAGE

The Compound on Lot 2

Lot 2 carries the compound: a 2,500 sq ft main cottage, fully winterized for year-round use, finished with high-end fixtures and state-of-the-art appliances. It is a masterclass in island living — room to gather, and decks that put the water in every direction.

THE GUEST COTTAGES

Room for Everyone

Two 600 sq ft guest cottages, each with a sleeping loft and a private waterside deck, give family and friends their own ground. Granite paths and boardwalks connect the cottages to the accessory buildings, hydro is available from Lot 2, and everything is included apart from personal effects.





LAND AND WATER

Granite, Pine and Clear Water

The island's shoreline turns through three natural harbours, each with docks in place, and water the listing calls crystal-clear — swimming, sailing and fishing straight off the granite. Ashore, elevated building sites carry panoramic views, and granite stone paths and boardwalks connect the cottages to the accessory buildings across the compound.

KNOWN FOR

Four severed lots and a finished cottage compound — a multigenerational island, ready made, in the Sans Souci reach.

SUMMER HIGH 79°F · WINTER LOW 6°F



BY WATER

Three Harbours to Come Home To

Campbell is a boat island. Three natural harbours with docks in place give a choice of landings in most weather, and once ashore a gravel road links the four lots, with granite paths and boardwalks tying the compound together. The mainland shore at Sans Souci lies 3.9 miles to the south-east.

THE GATEWAY

Parry Sound & the Mainland

Parry Sound, the region's service town, lies 11 miles straight-line to the north-east, and the cottage community of Pointe au Baril 28 miles to the north-west. The standard arrival is the Georgian Bay one: road to a mainland marina, then the boat ride out through the islands.

DISTANCES — STRAIGHT LINE

Sans Souci 4 mi · Parry Sound 11 mi · Pointe au Baril 28 mi

ONE ISLAND • FOUR LOTS • THREE HARBOURS

LOCATION

On the Map

GEORGIAN BAY • SANS SOUCI, ONTARIO



GALLERY

The Estate in Frames



Chairs above the bay



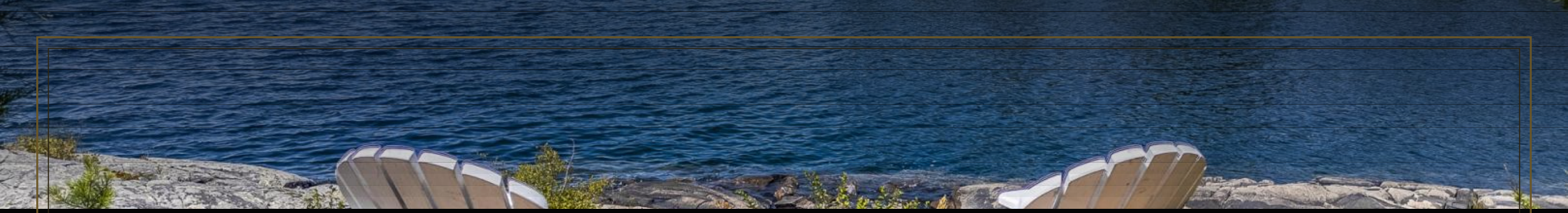
Inside a guest cottage



A guest cottage on the granite



One of three natural harbours



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CAMPBELL ISLAND

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/campbell-island-georgianbay

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