PRIVATE ISLANDS INC.

BELLE ISLAND

GEORGIAN BAY, ONTARIO

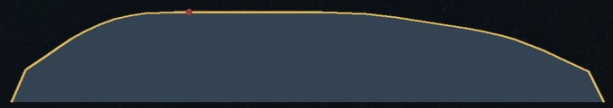


8 ACRES · FREEHOLD

3,000+ FT SHORELINE

45.207°N 80.180°W

ELEVATION — SUMMIT 595 FT



THE ESTATE

At a Glance

LOCATION	Sans Souci, Georgian Bay
TITLE	Freehold
LAND AREA	8 acres
SHORELINE	3,000+ ft
EXPOSURE	Western
SUMMIT	595 ft

FEET OF SHORELINE

More than three thousand feet of varied Georgian Bay frontage wraps the island, opening west to panoramic views across the bay.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
8 acres

TITLE
Freehold

SUMMIT
595 ft

WATERS
Georgian Bay

COMMUNITY
Sans Souci

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REGION — GEORGIAN BAY, ONTARIO

Georgian Bay is Lake Huron's great eastern arm — a maze of granite islands, sheltered channels and cottage communities. Sans Souci, settled in the late 1800s, is among its most storied: wilderness privacy minutes by boat from marinas, a community dock house and club life.





THE ISLAND

Shield Granite and Pine

Belle Island is defined by quintessential Canadian Shield topography — giant expanses of traversable granite under mature deciduous growth and stately pines, with panoramic views in all directions. Tucked into a pristine archipelago and removed from the main boat channels, it offers unmatched security and absolute privacy among a small collection of island compounds.

THE GROUND

Room to Build a Legacy

Numerous relatively flat building envelopes cross the island. Under Township of the Archipelago bylaws the zoning accommodates a generous main residence, two to three independent guest cottages, a dry boathouse and a utility shed, subject to standard codes — a rare chance to design a multi-structure family compound from a near-blank canvas.

THE CABIN

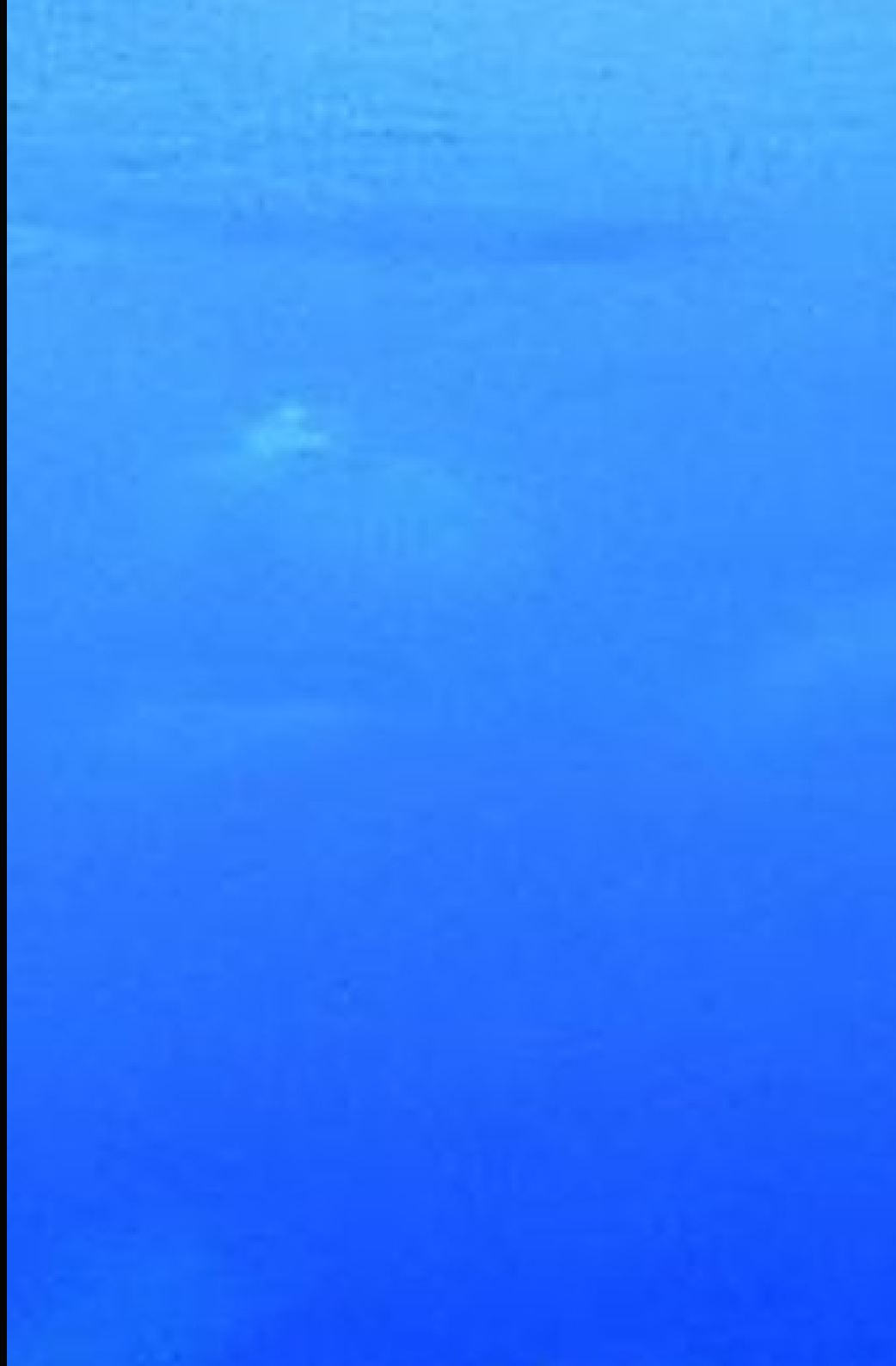
A Foothold at the NE Tip

A single modest improvement stands today: a small one-bedroom cabin of 22.3 square metres at the island's northeastern tip, with an approved grey water management system already in place. There is no hydro service at present; a submarine cable connection to a neighbouring island is feasible.

THE COMMUNITY

Sans Souci Cottage Country

The Sans Souci community pairs wilderness seclusion with real amenities: a short boat trip reaches a newly completed Dock House for community events and a private tennis and pickleball club, with day trips to the picturesque Umbrella Islands just moments away.





LAND AND WATER

The Natural Harbour

The island's layout is exceptionally rare: over 3,000 feet of varied water frontage optimised for western exposure. On the north shore, a naturally formed cove facing a neighbouring island creates a fully protected harbour — the ideal site for a comprehensive floating dock system in a perfectly sheltered anchorage, with deep, clear Shield water around the granite shore.

KNOWN FOR

Privacy — eight freehold acres removed from the main boat channels, with a protected natural harbour and western sunsets.

SUMMER HIGH 77°F · WINTER LOW 4°F



BY WATER

A Boat Island

Belle Island is reached by boat through the Sans Souci archipelago, away from the main channels. The protected north-shore cove is the natural landing — a sheltered harbour for a floating dock system, facing the neighbouring island across the channel.

THE GATEWAY

Parry Sound Marinas

Full-service marinas in the Parry Sound area, about 16 miles straight-line to the northwest, provide gas, supplies and professional boat servicing. Killbear Provincial Park lies some 10 miles north, and the Sans Souci community itself is about 3 miles south.

DISTANCES — STRAIGHT LINE

Sans Souci 3 mi · Killbear Provincial Park 10 mi · Parry Sound 16 mi

ONE ISLAND • ONE FREEHOLD TITLE • 8 ACRES

LOCATION

On the Map

GEORGIAN BAY • SANS SOUCI, ONTARIO



GALLERY

The Estate in Frames



Granite shore on the island's west side



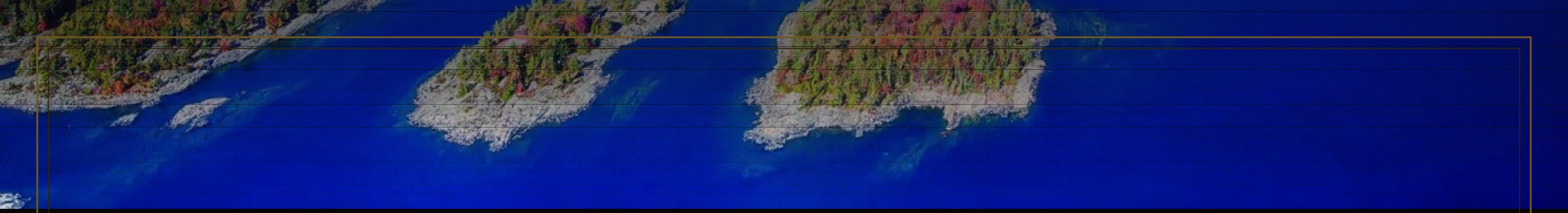
The southern granite point



The channel to the neighbouring island



Belle Island in its archipelago



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BELLE 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.

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