

PRIVATE ISLANDS INC.

GRAPE ISLAND SANCTUARY

LAKE SIMCOE, ONTARIO



1.15 ACRES • FREEHOLD
565 FEET OF SHORELINE

44.582°N 79.383°W

ELEVATION — SUMMIT 743 FT



THE ESTATE

At a Glance

LOCATION	Lake Simcoe, Ontario
TITLE	Freehold
LAND AREA	1.15 acres
SHORELINE	565 ft
RESIDENCE	2 bd · 3 ba cottage
SUMMIT	743 ft

565 FEET OF SHORELINE ON THREE SIDES

The parcel wraps a southern point, so water runs along three sides — sunrise to the east, sunset over open water west.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	1.15 acres
TITLE	SUMMIT
Freehold	743 ft
WATERS	TOWN
Lake Simcoe	Orillia

www.privateislandsonline.com/canada/ontario/grape-island-sanctuary

REGION — ONTARIO

Lake Simcoe is Ontario cottage country at its closest to the city — a big freshwater lake an hour north of the Greater Toronto Area, ringed by towns like Orillia and Barrie. Its islands are mostly freehold cottage parcels, reached by boat and lived in seasonally.





THE PARCEL

A Southern Point of Grape Island

Point Grape Island Retreat is a turn-key family cottage compound on a sun-drenched point of Grape Island in Lake Simcoe. The 1.15-acre parcel is wrapped by 565 feet of panoramic shoreline, its point topography giving sweeping water views on three sides and a sense of seclusion far beyond a conventional shoreline lot.

THE LIGHT

Sunrise to Sunset

Facing directly south, the property captures sunrise views to the east, all-day sun across the grounds, and vibrant sunset vistas over open water to the west — the full arc of a Lake Simcoe day from one point of land.

THE RESIDENCE

A Viceroy-Style Cottage

The 1.5-storey main residence offers between 1,500 and 2,000 square feet of bright, open-concept living with two bedrooms and three bathrooms. A soaring great room with floor-to-ceiling windows and a stone fireplace opens to a contemporary kitchen with stainless steel appliances; above, the primary suite has a four-piece en-suite bath and double closets.

GUEST SPACE

Two Bunkies for Company

Two separate guest bunkies, plus a dedicated washroom with garden access, give visiting friends and extended family private, comfortable sleeping quarters of their own — the compound sleeps a crowd without crowding the main house.





LAND AND WATER

Hardwoods, Lawns & Shoreline

The grounds run from mature hardwoods and lush lawns to forested trails, with sprawling front and side sun decks, an integrated outdoor BBQ kitchen, covered dining areas and a private hot tub overlooking the bay. Stone steps lead to a shoreline combining deep water for boats with a clear, shallow hard-bottom entry for swimming, served by a private dock and mechanical boat lift with cruising access to Lake Simcoe and the Trent-Severn Waterway.

KNOWN FOR

Turn-key point living — a furnished, fully serviced cottage compound on 565 feet of Lake Simcoe shoreline, minutes by boat from Orillia.

SUMMER HIGH 77°F · WINTER LOW 13°F · SUMMER WATER 68-72°F



BY WATER

Minutes from Orillia

The island sits under a mile straight-line from the mainland docking and launch facilities off Victoria Crescent in Orillia — the listing's own gateway, minutes away by boat. Downtown Orillia's dining, shopping and regional healthcare are 2.4 miles straight-line from the point.

THE GATEWAY

An Hour from the GTA

The listing places the island just one hour from the Greater Toronto Area; Toronto is 64 miles straight-line to the south. Lake Simcoe Regional Airport lies 10.7 miles southwest, and on the island itself, mainland hydro, a drilled well and full services remove the usual off-grid compromises.

DISTANCES — STRAIGHT LINE

Victoria Crescent Docks 0.8 mi · Orillia 2 mi · Lake Simcoe Regional Airport 11 mi · Barrie 20 mi

1.15 ACRES • 565 FT OF SHORELINE • WATER ON THREE SIDES

LOCATION

On the Map

LAKE SIMCOE • ORILLIA, ONTARIO



GALLERY

The Estate in Frames



The outdoor BBQ kitchen on the deck



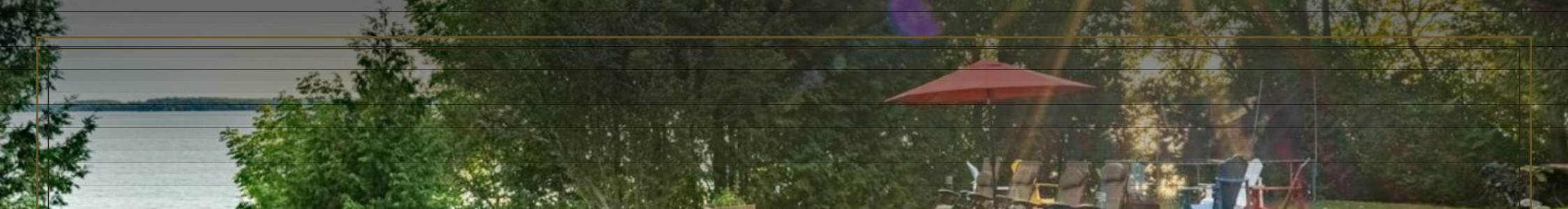
Lawn, firepit and Muskoka chairs



The upper-level primary suite



One of two guest bunkies



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

GRAPE ISLAND SANCTUARY

LAKE SIMCOE, 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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info@privateislandsinc.com

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