

Goffatt Island

LAKE SIMCOE - ORILLIA - ONTARIO - CANADA

Goffatt Island is an 11.47-acre private island on Lake Simcoe at Orillia, Ontario — offered together with a 0.36-acre mainland parcel at 4739 Cedar Point Lane. A collection of historic structures from the 1920s to the 1950s holds 13 bedrooms, an auditorium, banquet halls, and a working restaurant: an event-ready hospitality venue — or a one-of-a-kind multi-family private estate — backed by 800-amp service and commercial-grade utilities.

USD 12,000,000

11.47 ACRES - 13 BEDROOMS - EVENT-READY - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 12,000,000
LOCATION	Lake Simcoe, Orillia, Ontario, Canada
ACREAGE	11.47-acre island + 0.36-acre mainland parcel
BEDROOMS	13 across multiple structures
HERITAGE	Historic structures dating from the 1920s–1950s
VENUE	Auditorium, banquet halls, working restaurant
KITCHEN	Indoor kitchen and dining room, commercial-ready
MAINLAND	4739 Cedar Point Lane included — garage, parking, utility hub
POWER	800-amp electrical service
WATER	UV filtration water system, oversized septic tanks
ACCESS	Boat from the mainland parcel
TENURE	Freehold
STATUS	Available

ISLAND + MAINLAND

The mainland parcel at 4739 Cedar Point Lane is the island's logistical heart — garage, parking, and the utility hub where hydro and telephone cross to the island. Island seclusion with mainland ease.

ISLAND VITALS

ELEVATION	COORDINATES
Lake surface 719 ft	44.55°N, 79.45°W (approx.)
SHORELINE	WATERS
Lake Simcoe waterfront	Lake Simcoe





THE VENUE

An Island Built to Gather

Goffatt Island is configured as an operation-ready hospitality and events venue — one of the rare private islands sold with its commercial life already built in. An auditorium, fully operational restaurant facilities, an indoor kitchen and dining room, and banquet halls stand ready for weddings, retreats, and corporate events, with no capital improvement needed before the first guests arrive.

HERITAGE

Historic Character

The buildings carry a century of architectural character, dating from the 1920s to the 1950s, and are maintained to support immediate use. Storage areas, a vending room, and designated camping capacity complete the back-of-house — historic charm carried on thoroughly modern utility systems.

RESIDENCES

Thirteen Bedrooms

Across the island's multiple structures, 13 bedrooms sleep family, staff, or event guests in comfort — a scale that makes Goffatt as convincing as a private multi-family estate as it is as a commercial venue.

HOSPITALITY

Auditorium, Banquet Halls

The island's public rooms are its signature: an auditorium, banquet halls, and a working restaurant with indoor kitchen and dining room. Landscaped grounds stretch to the Lake Simcoe waterfront — panoramic views across one of Ontario's most popular lakes.





TERRAIN

Land and Water

The 11.47-acre island offers panoramic views across Lake Simcoe — the fourth-largest lake wholly in Ontario — with extensive landscaping designed for large gatherings. The waterfront is made for boating and swimming, backed by infrastructure built for high-volume events, all wrapped in mature trees and open lawns.

KNOWN FOR

A turnkey island events venue on Lake Simcoe — 13 bedrooms, an auditorium and banquet halls in 1920s–1950s heritage buildings, with its own mainland support parcel.



INCLUDED

The Mainland Parcel

The offering includes 4739 Cedar Point Lane on the mainland — a one-car garage, designated parking, and the utility hub where hydro and telephone services are routed to the island. Arrival is by boat from your own shore.

UTILITIES

Commercial-Grade Systems

On-island systems are built for commercial loads: 800 amps of electrical capacity, a UV filtration water system, and oversized septic tanks engineered for events. Historic charm, modern backbone.

OWNERSHIP

Lifestyle and Value

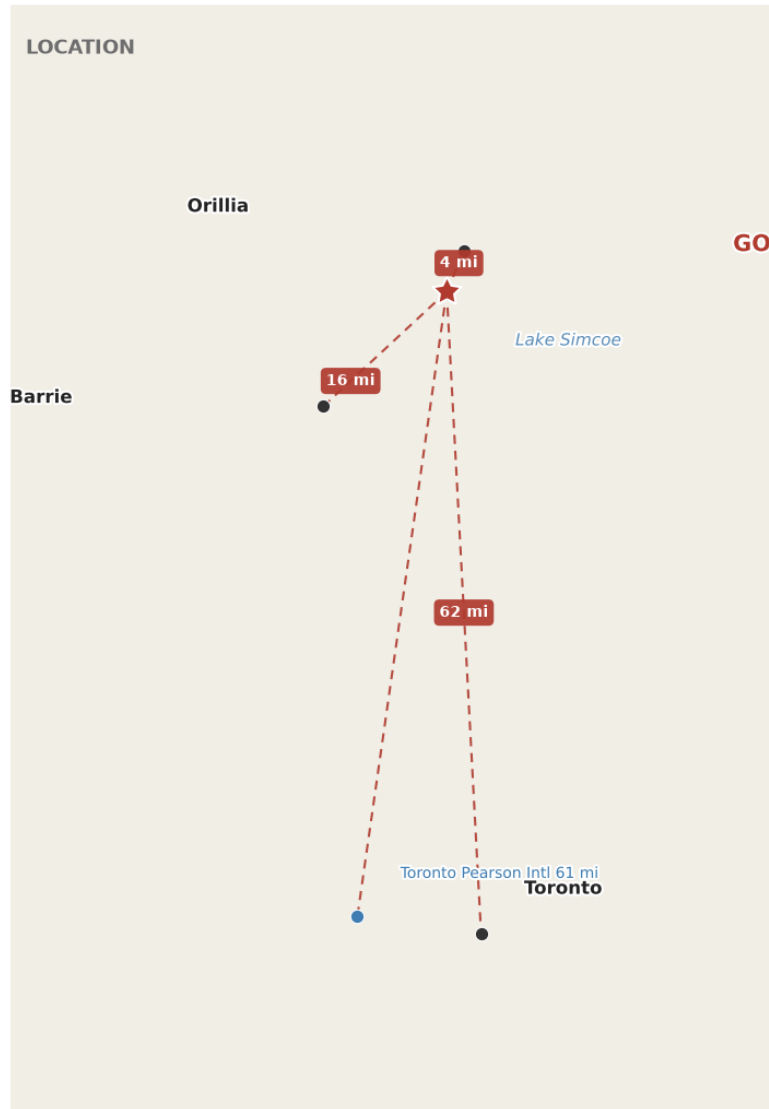
Ninety minutes from Toronto in the heart of Ontario cottage country, Lake Simcoe islets like Goffatt trade in a market where recreational islands are prized — and exempt from the federal foreign-buyer restrictions. A secure, versatile investment: private sanctuary, corporate retreat, or income-ready venue.

11.47 ACRES • 13 BEDROOMS • 800-AMP SERVICE

LOCATION

On the Map

LAKE SIMCOE - ORILLIA - ONTARIO



GOFFATT ISLAND

Lake Simcoe, Orillia, Ontario • 44.55°N, 79.45°W

DISTANCES

Orillia	4 mi
Barrie	16 mi
Toronto	62 mi
Toronto Pearson Intl	61 mi

ELEVATION & CLIMATE

Lake surface	719 ft above sea level
Summer high (Jul avg)	78°F
Winter low (Feb avg)	9°F
Lake water temp (summer)	68-72°F

ACCESS

Boat access from 4739 Cedar Point Lane mainland parcel

Hydro + telephone routed from the mainland

800-amp service, UV water filtration

Straight-line distances, approximate.

Island coords: Lake Simcoe near Orillia (exact location not disclosed).

Sources: see sources.txt

GALLERY

The Island in Frames





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Goffatt Island

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USD 12,000,000

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