

Partridge Island

GEORGIAN BAY - ONTARIO - CANADA

Partridge Island is a 2-acre freehold island in the Big Sound, one of Georgian Bay's most coveted stretches of water — a rare turnkey compound with five buildings: two classic three-bedroom cottages, three newly built modern guest cabins, and a dedicated bathroom building. With 360-degree views over the bay's crystal-clear water, rugged granite shoreline, and the existing footprints that allow a full renovation, this is a multi-generation family retreat ready to be shaped exactly as you imagine it.

CAD 799,000

2 ACRES - BIG SOUND - FIVE BUILDINGS - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 799,000
LOCATION	Big Sound, Georgian Bay, Ontario, Canada
ACREAGE	2.0 acres
VIEWS	360-degree exposure over Georgian Bay
COTTAGES	Two older 3-bedroom cottages (~1,100–1,500 sq ft total)
GUEST CABINS	Three newly built modern one-room cabins
BATHROOM	Dedicated well-appointed bathroom building
SHORELINE	Rugged, natural granite shoreline
EXTERIORS	Wood-finished, on wood or pier foundations
HEATING	Alternative systems; seasonal use
ACCESS	Boat only — George Hunt Memorial launch or Parry Sound marinas
DOCKING	Private docking system for secure mooring
TENURE	Freehold
STATUS	Available

COMPOUND WITH RENOVATION FOOTPRINTS

Two cottages plus three new cabins give a family or group room to spread out across the island, each building set apart for real privacy. The older cottages sit on existing footprints that permit comprehensive renovation — a genuine advantage in protected waterfront country, where a legal right to rebuild is the rarest

ISLAND VITALS

WATERS	COORDINATES
Georgian Bay, Lake Huron	45.43°N, 80.06°W (approx.)
VIEW	TENURE
360° over the Big Sound	Freehold





THE ISLAND

Big Sound's Quiet Jewel

Georgian Bay is often called the sixth Great Lake — more than 30,000 islands and 2,000 kilometres of shoreline, the largest freshwater archipelago on the planet. The Big Sound, just off Parry Sound, is one of its most prestigious corners: deep clear water, windswept pines, and granite shorelines that have drawn cottagers and boaters for generations. Partridge Island sits right in it — two acres of rock, pine, and stillness, with nothing between you and the open bay in any direction.

THE SETTING

Granite, Pine, and Open Water

The island's character is pure Georgian Bay: rugged natural shoreline, tall pines and cedars, and 360-degree views across some of the clearest freshwater in the world. It is a swimmer's and boater's paradise — glassy mornings, anchorages in every direction, and sunsets that turn the whole Big Sound amber. Ontario's bay islands trade in freehold title and are priced from the hundreds of thousands to the tens of millions; at this level, a developed compound in the Big Sound is increasingly hard to find.

RESIDENCES

Two Cottages, Three Cabins

The two older cottages each carry three bedrooms and together offer roughly 1,100 to 1,500 square feet of living space — classic bay-cottage bones, ready for a new owner's vision. The three one-room cabins are recently built and thoroughly modern: stylish, simple, and made for guests who want their own front door and the sound of water through the trees.

AMENITIES

Bathhouse & Grounds

A dedicated bathroom building keeps the whole compound comfortable and civilized, whatever the season's gathering. Buildings are scattered across the two acres with room to breathe between them, so every party gets its own corner of the island — privacy within privacy, and a compound that works as beautifully for two as it does for twenty.





TERRAIN

Land and Water

An irregular, rugged two acres shaped by granite and pine, Partridge Island offers a 360-degree panorama of the Big Sound's clear blue water from every vantage point. The natural shoreline is ideal for swimming, kayaking, and tying up for the afternoon, while the island's gentle elevation lifts the cottages above the waterline for views that run to the horizon. It is a secluded, seasonal sanctuary — no roads, no neighbours' voices, just the bay.

KNOWN FOR

A freehold Big Sound compound with five buildings, 360-degree bay views, and renovation-ready cottage footprints — one of Georgian Bay's most accessible multi-family island retreats at this price.



ARRIVAL

Boat-Only Access

The island is reached exclusively by boat, launching from the George Hunt Memorial launch or from marinas in the Parry Sound basin — a short, scenic run across the Big Sound. The island's private docking system makes arrival easy and keeps the fleet securely moored for the season.

UTILITIES

Off-Grid and Seasonal

Structures are wood-finished on wood or pier foundations, with alternative heating systems for the shoulder seasons. The property is set up for seasonal use — deliberately unplugged, quiet, and removed from the mainland's everyday noise.

OWNERSHIP

Legacy Footprint

Freehold title in the Big Sound is a legacy asset: Ontario's Georgian Bay island market has appreciated for generations, and islands with multiple existing structures — especially with legal renovation footprints — are the market's scarcest commodity. A rare chance to secure a genuine family compound in one of Canada's great boating waters.

2 ACRES · 360° BAY VIEWS · FIVE BUILDINGS · FREEHOLD

LOCATION

On the Map

BIG SOUND - GEORGIAN BAY



PARTRIDGE ISLAND

Big Sound, Georgian Bay, Ontario • 45.43°N, 80.06°W (approx.)

DISTANCES

Parry Sound	6 mi
George Hunt Memorial Launch	7 mi
Toronto	127 mi
Billy Bishop Toronto City Airport	129 mi

ELEVATION & CLIMATE

Summer high (Jul avg)	77°F
Winter low (Jan avg)	12°F
Bay water temp (Jul-Aug avg)	67°F

ACCESS

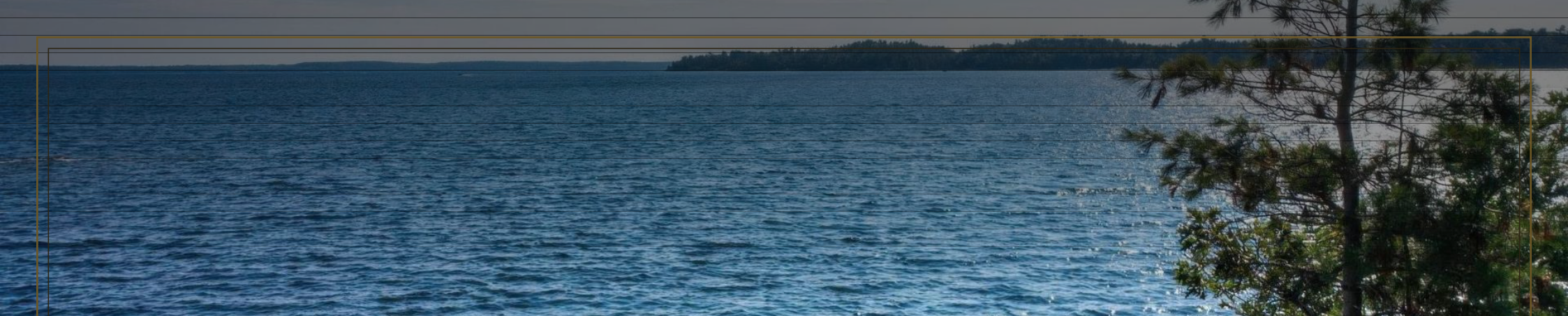
Boat only — depart from the George Hunt Memorial launch
or marinas in the Parry Sound basin
Private docking system on the island

Straight-line distances, approximate.
Island position approximate (location withheld on listing).
Sources: listing page, geocoder (Parry Sound/Nobel),
climate-data.org, timeanddate.com (see sources.txt).

GALLERY

The Island in Frames





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CAD 799,000

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