



PRIVATE ISLANDS INC.

Archipelago Island

GEORGIAN BAY - ONTARIO - CANADA

A 1.5-acre private island near Sans Souci on Georgian Bay's eastern shore — a turnkey cottage compound with a stone-fireplace main cottage, a self-contained guest cabin, a working boathouse, and a waterfront entertainment deck. More than 800 feet of granite shoreline, windswept pines, and crystal-clear water in every direction: arrive by boat, and leave the mainland behind.

CAD 950,000

1.5 ACRES - SANS SOUCI - FREEHOLD - TURNKEY

THE ESTATE

At a Glance

PRICE	CAD 950,000
LOCATION	Georgian Bay, Ontario, Canada — near Sans Souci
ACREAGE	1.5 acres
SHORELINE	800+ ft of natural granite shoreline
MAIN COTTAGE	Open-concept, approx. 700–1,100 sq ft; cathedral ceilings; floor-to-ceiling stone fireplace; country kitchen; dining room wrapped in windows
GUEST CABIN	Separate cabin along the island walkway with its own bathroom and electricity
BOATHOUSE	Dedicated boathouse for boats, motors, and fishing gear
OUTDOOR LIVING	Screened porch, newly built large deck, and waterfront entertainment deck
WATER	Crystal-clear Georgian Bay — swimming, fishing, and exploring sheltered channels
POWER	Electricity to both the main cottage and the guest cabin
ACCESS	Water access; private dock; boat in from Moon River Marine or Twelve Mile Bay Moose Deer Point Marina
TENURE	Freehold
STATUS	Available

SANS SOUCI'S SHELTERED WATER

Archipelago Island sits in the protected channels of the South Archipelago, in the heart of the Massasauga Wilderness water-access region — Georgian Bay's windswept pine, granite, and gin-clear water at their most iconic.

ISLAND VITALS





THE ISLAND

Sans Souci's Private Shore

Georgian Bay — sometimes called the sixth Great Lake — holds more than 30,000 islands along 2,000 kilometres of shoreline. Archipelago Island sits in its South Archipelago cluster, near the summer community of Sans Souci and the heart of the Massasauga Wilderness water-access region. A mile and a half of well-forested land wrapped in over 800 feet of granite shoreline: this is the bay at its most classic, and one of the last places on earth where you can still buy it under a million dollars.

THE SETTING

Granite, Pine, and Clear Water

The island's terrain is pure Georgian Bay: granite outcroppings, tall pines, and a wooden walkway threading the buildings together. From every shore the view runs out over the bay's open, crystal-clear water, with sheltered channels waiting to be explored by boat — some of the finest freshwater cruising and fishing water in Canada, right at your dock.

RESIDENCES

Cottage & Cabin

The main cottage is the classic open-concept Georgian Bay retreat: cathedral ceilings, a country kitchen, and a floor-to-ceiling stone fireplace, with the dining room wrapped in windows that look straight out over the bay's open water. A screened porch and a newly built deck stretch the living space into the trees. Down the wooden walkway, the guest cabin gives family and friends their own front door — well appointed, with its own bathroom and electricity.

WATERFRONT

Boathouse & Deck

Life here happens at the water's edge. The boathouse keeps boats, motors, and fishing gear stored and ready, while a dedicated entertainment deck down by the shore is the island's summer headquarters — the spot for long afternoons, sunset swims, and dinners that drift into the dark. The private dock completes the picture: this is a working waterfront, built for people who live on their boats.





TERRAIN

Land and Water

One and a half acres of well-forested terrain, granite outcroppings, and more than 800 feet of natural shoreline. The island looks out over the surrounding wilderness and the vast, crystal-clear water of the bay — a private piece of the South Archipelago's sheltered channels, made for fishing, exploring, and doing absolutely nothing.

KNOWN FOR

A turnkey 1.5-acre freehold island near Sans Souci — a classic Georgian Bay cottage with a stone fireplace, a separate guest cabin, a boathouse, and 800+ feet of private shoreline — offered under a million Canadian dollars.



ARRIVAL

Water Access, Pure and Simple

There is exactly one way onto Archipelago Island, and it is the point. Launch from Moon River Marine or the Twelve Mile Bay Moose Deer Point Marina, thread the channels of the South Archipelago, and tie up at your own private dock. The boat ride in is part of the ownership — the mainland falls away, and the island is yours.

UTILITIES

Seasoned Infrastructure

The island is set up for comfortable seasonal living: electricity runs to both the main cottage and the guest cabin, and the traditional cottage infrastructure has been carefully maintained against the Georgian Bay elements. The functional boathouse adds serious storage for the whole fleet — boats, motors, and fishing gear all have a home.

OWNERSHIP

Lifestyle and Value

A freehold island in one of Ontario's most storied summer communities — a legacy asset as much as a lifestyle one. Georgian Bay islands on the open market run from the low millions to nearly CAD 30 million; this one asks under a million. Ontario's recreational island properties have historically sat outside the federal foreign-buyer restrictions — a fact worth confirming with counsel, and one that keeps this door open to buyers from anywhere.

1.5 ACRES · 800-FT SHORELINE · TURNKEY · FREEHOLD

LOCATION

On the Map

GEORGIAN BAY - ONTARIO - CANADA



ARCHIPELAGO ISLAND

DISTANCES

Parry Sound	13 mi
Honey Harbour	26 mi
Midland	31 mi
Gravenhurst	41 mi
Parry Sound Area Municipal	16 mi
Muskoka Airport	42 mi

ELEVATION & CLIMATE

Summer high (Jul avg)	77°F
Winter low (Feb avg)	12°F
Bay water temp (Jul-Sep avg)	64-68°F

ACCESS

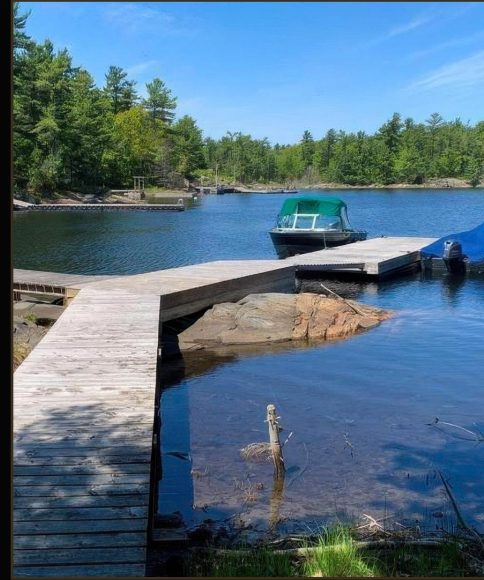
Water-access island near Sans Souci

Boat in from Moon River Marine or Twelve Mile Bay Moose Deer Point Marina

Private dock and boathouse on the island

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Archipelago Island

GEORGIAN BAY - ONTARIO - CANADA

CAD 950,000

info@privateislandsinc.com

www.privateislandsonline.com



[View the live listing](#)