



PRIVATE ISLANDS INC.

Grape Island Sanctuary

LAKE SIMCOE - ONTARIO - CANADA

Grape Island Sanctuary is a turn-key 1.15-acre retreat on a sun-drenched southern point of Grape Island in Lake Simcoe — minutes by boat from Orillia and one hour from the Greater Toronto Area. A 1.5-storey Viceroy-style cottage, two guest bunkies, and 565 feet of panoramic shoreline come fully furnished and fully serviced by mainland-powered infrastructure: move-in ready, down to the hot tub.

CAD 1,538,000

1.15 ACRES - 565 FT OF SHORELINE - FREEHOLD - TURN-KEY

THE ESTATE

At a Glance

PRICE	CAD 1,538,000
LOCATION	Grape Island, Lake Simcoe, Orillia
ACREAGE	1.15 acres
SHORELINE	565 ft, panoramic, south-facing
MAIN COTTAGE	Viceroy, 2 bd / 3 ba, 1,500–2,000 sq ft
GREAT ROOM	Floor-to-ceiling windows, stone fireplace
GUESTS	Two bunkies + garden-access washroom
OUTDOOR LIVING	Sundecks, BBQ kitchen, covered dining, hot tub
WATERFRONT	Dock + boat lift; swim entry, deep-water boating
UTILITIES	Mainland hydro, AC, propane heat, well w/ UV, septic
ACCESS	Minutes by boat from Victoria Crescent, Orillia
TENURE	Freehold

ISLAND VITALS

ELEVATION

Lake surface 719 ft

SHORELINE

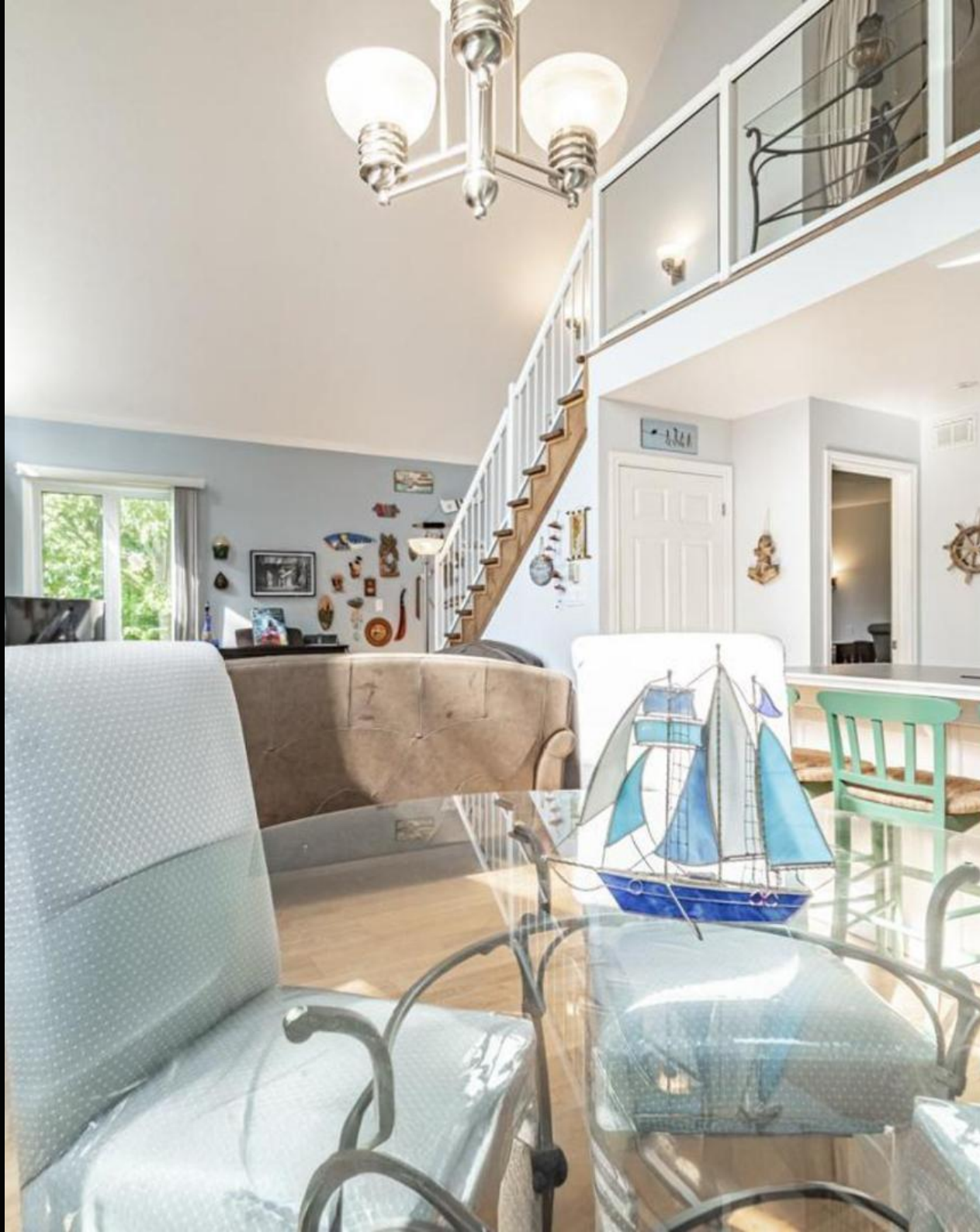
565 ft, south-facing

COORDINATES

44.58°N, 79.38°W (approx.)

WATERS

Lake Simcoe





THE ISLAND

Lake Simcoe's Turn-Key Retreat

Lake Simcoe is the fourth-largest lake entirely within Ontario — 722 square kilometres of clear water just north of Toronto, and one of the province's most storied cottage lakes. Grape Island sits on its northern edge off Orillia, a small island community of boat-access-only cottages that feels a world away from the mainland yet lies minutes from town. The sanctuary occupies the island's prized southern point, wrapped by water on three sides and finished to a standard where everything simply works.

THE SETTING

Sun-Drenched Southern Point

The point's south-facing topography is the property's quiet superpower: sunrise to the east, all-day sun across lawns and decks, and vibrant sunsets over open water to the west. Mature hardwoods frame lush lawns and forested trails, while the grounds are built for entertaining — sprawling sundecks, an outdoor culinary BBQ kitchen, covered dining areas, and a private hot tub overlooking the bay. Seclusion here never feels remote.

RESIDENCES

Viceroy-Style Main Cottage

The immaculate 1.5-storey Viceroy-style cottage offers 1,500 to 2,000 square feet of bright, open-concept living with two bedrooms and three bathrooms. The soaring great room is framed by dramatic floor-to-ceiling windows that draw in sweeping lake panoramas, anchored by a handsome stone fireplace and opening into a contemporary kitchen with stainless steel appliances. Upstairs, the primary suite is a serene private haven with a four-piece en-suite and double closets.

GUESTS

Bunkies & Grounds

Two separate guest bunkies and a dedicated washroom with garden access give friends and extended family their own comfortable quarters — private, quiet, and tucked among the trees. Outside, the compound unfolds across landscaped grounds: fire-pit gatherings on the lawn, long evenings in the hot tub, and stone steps leading down to a shoreline built for both swimming and boating.





TERRAIN

Land and Water

565 feet of shoreline wrap the point in deep water for easy boat navigation and clear, shallow hard-bottom entry made for swimming. Maritime infrastructure is fully established — a private dock with mechanical boat lift takes the work out of moorage — and open water beyond leads straight into Lake Simcoe and the Trent-Severn Waterway. This is the classic Canadian freshwater playground: morning swims, afternoon cruises, and evenings drifting home from dinner in downtown Orillia.

KNOWN FOR

A turn-key 1.15-acre south-facing point on Grape Island with 565 feet of panoramic shoreline, a Viceroy-style cottage with two guest bunkies, and full mainland-powered infrastructure — minutes by boat from Orillia, one hour from the Greater Toronto Area.



ARRIVAL

Minutes to Orillia

Mainland docking and launch facilities sit just off Victoria Crescent in Orillia, so the crossing is a matter of minutes — regular transit is straightforward and swift, and downtown Orillia's dining, shopping, and healthcare are all within easy reach. From the dock, open water leads onto Lake Simcoe and the Trent-Severn Waterway, putting hundreds of kilometres of cruising country at your stern.

UTILITIES

Fully Serviced

This is island living with none of the usual compromises. The property runs on connected mainland hydro with central air conditioning and efficient forced-air propane heating; water comes from a private drilled well with advanced UV treatment and filtration; waste is handled by an engineered septic system. Reliable telephone and connectivity services are on-site — complete modern residential comfort, on an island.

OWNERSHIP

Lifestyle and Value

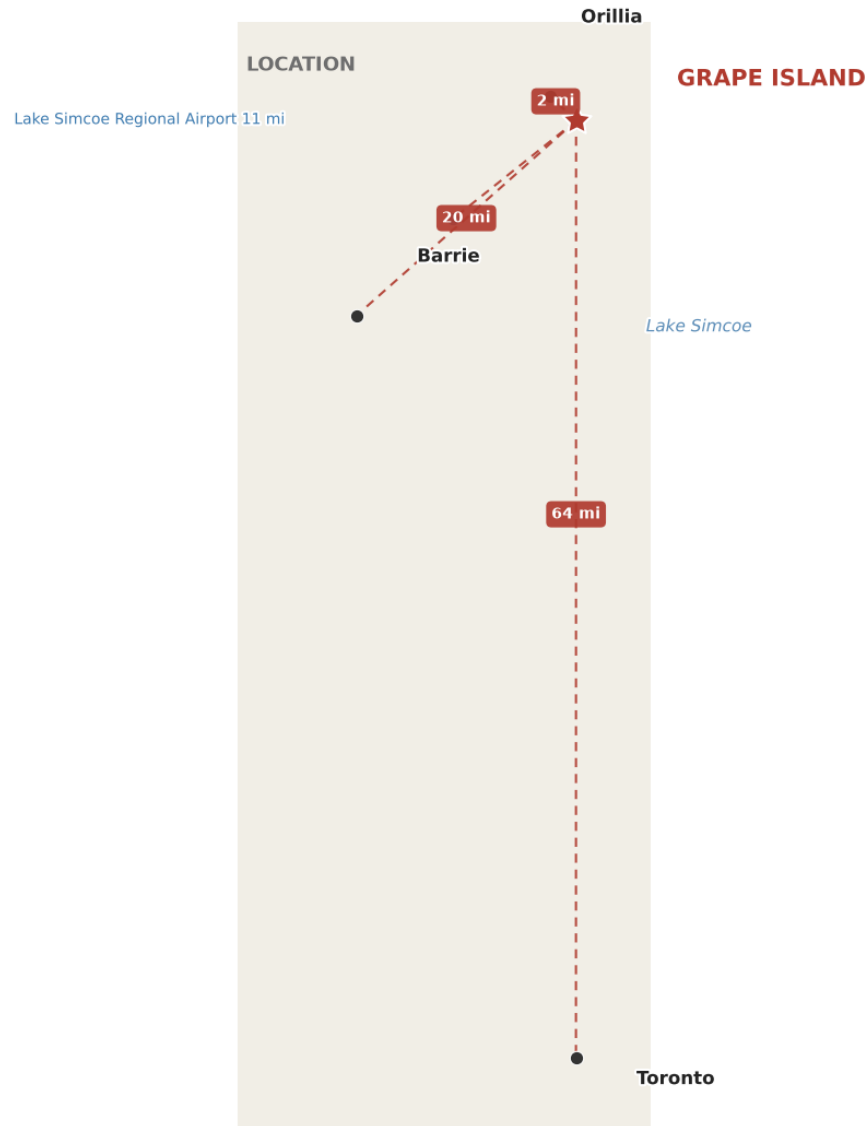
Ontario's lake islands trade as freehold titled parcels — real property, held outright, an hour from the economic centre of Canada. Lake Simcoe is the province's great near-city lake: the fourth-largest entirely in Ontario, ringed by cottage country and a straight shot from Toronto. A finished, furnished, turn-key island compound on one of its most accessible shores — built to be handed down, and priced to be enjoyed now.

1.15 ACRES • 565-FT SHORELINE • FREEHOLD • TURN-KEY

LOCATION

On the Map

LAKE SIMCOE - ONTARIO



GRAPE ISLAND SANCTUARY

Lake Simcoe, Ontario • 44.58°N, 79.38°W (approx.)

DISTANCES

Orillia	2 mi
Lake Simcoe Regional Airport	11 mi
Barrie	20 mi
Toronto	64 mi

ELEVATION & CLIMATE

Lake Simcoe surface	719 ft (219 m) above sea level
Summer high (Jul avg)	77°F (25°C)
Winter low (Jan avg)	13°F (-11°C)
Summer water temp	68-72°F (20-22°C)

ACCESS

Minutes by boat from mainland docks off Victoria Crescent, Orillia

Direct cruising access to Lake Simcoe and the Trent-Severn Waterway

Straight-line distances, approximate.

Sources: OSM Nominatim (islet location), geocoder city centroids, latitude.to (airport), Wikipedia (elevation), climate-data.org & PLOS (climate). Full trail in sources.txt.

GALLERY

The Sanctuary in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Grape Island Sanctuary

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CAD 1,538,000

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