

# \$1,150,000 - 1 A71 EYEWAHAY Island

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## Listing ID: 40562663

**\$1,150,000**

3 Bedrooms, 1 Bathrooms, 2.97 acres

Single Family

1 A71 EYEWAHAY Island, Pointe au Baril, Ontario, P0G1K0

POINTE AU BARIL BEAUTY. THIS BEAUTIFUL ISLAND HAS IT ALL INCLUDING HYDRO! PRIVACY, EXPOSURES IN ALL DIRECTIONS AND BREATHTAKING WESTERN SUNSET VIEWS OVER WATER ACROSS SHAWANAGA BAY. PROTECTED DOCKAGE ON EAST SIDE OF ISLAND WITH 2 SLIP BOATPORT. THIS 3 BEDROOM 1 BATH PROPERTY HAS A VICEROY MAIN COTTAGE AND TWO BUNKIES AT WATER'S EDGE, ONE WITH A BATHROOM AND SAND BEACH IN FRONT. PLENTY OF LEVEL LAND FOR OUTDOOR GAMES. EASY DIRECT ACCESS TO SHAWANAGA BAY FOR SAILING, CANOEING AND WATERSPORTS; A LARGER BOAT CAN BE MOORED BEHIND THE ISLAND IN PRIVACY AND SHELTERED WATERS. THE COTTAGE & BUNKIES ARE ALL OLDER (ONE BUNKIE NEEDS IMMEDIATE ATTENTION). THE POTENTIAL HERE FOR FOR REDEVELOPMENT IS FANTASTIC DUE TO THE VIEWS AND LOCATION. 10 MINUTES BY BOAT FROM POINTE AU BARIL BASIN MARINA, NURSING STATION W/AMBULANCE BAY, HOME

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HARDWARE, COMMUNITY CENTRE WHERE THERE IS A LIBRARY AND DINNER THEATRE IN THE SUMMER, KIDS PLAYGROUND & PICKLE BALL, LCBO, TRANSFER STATION FOR GARBAGE WITH DOCKSIDE PICKUP, POST OFFICE AND GROCERIES AT CCY HOME HARDWARE. THE HISTORIC OJIBWAY CLUB IS ONLY 10 MINUTES AWAY BY BOAT FOR TENNIS, DINNERS, WALKING TRAILS, GIFT SHOP, GROCERIES, GAS, BRIDGE, BOOK CLUB. THIS IS AN EXCELLENT LOCATION FOR GOING ON BOATING TRIPS IN ANY DIRECTION WHETHER IT BE NORTH TO KILLARNEY OR SOUTH TO PARRY SOUND OR SNUG HARBOUR. ALL FURNISHINGS AND APPLICANCES INCLUDED - EVEN A LUND ALUMINUM BOAT W/40HP YAMAHA MOTOR WITH FLAT FLOOR SYSTEM! THIS PROPERTY CAN MEET YOUR CURRENT AND FUTURE NEEDS. NOTE: FIREPLACE INOPERABLE; NEEDS REPAIR. (id:50245)

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