

**George Webster**  
 georgewebster@royalpage.ca  
 Ph. (905) 821-3200

# 65 B321 PT. FRYING PAN ISLAND, Parry Sound, Ontario P2A 1T4

Listing

Client Full

**65 B321 PT. FRYING PAN ISLAND Parry Sound**

Listing ID: 40565677

**Active / Residential**

Price: **\$2,595,000**



**Parry Sound/The Archipelago/Archipelago Bungalow/House**

Water Body: **Georgian Bay**  
 Type of Water: **Bay**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,801**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,801/Other**  
 DOM: **1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$10,776.89/2023**

Remarks/Directions

Public Rmks: **"BAYWINDS"...Gracious Cottage Living on Georgian Bay... Baywinds is comprised of a custom 3-bedroom Normerica designed wood and glass timber frame main cottage, separate guest cottage, waterside sauna and deep water harbour on 7.14 acres of waterfront. Siting on the highest point of the property, allows for sweeping west/south water views, all day sun and breathtaking sunsets. The great room with floor to ceiling stone fireplace is the central anchor of the main cottage, accommodating living, dining and kitchen. Floor to ceiling windows frame 270 views, and flood the interior with light. Wrap around exterior decks and walk outs from every room allow seamless transition between indoors and out and a screened porch provides an area for sheltered outdoor living/dining. Vaulted ceilings, voluminous interior space, unobstructed views, professionally designed "Northern Kitchen", Ross windows and doors, engineered oak floors, Eastern White Pine timbers and smart furnishings lend a fresh contemporary look to the classic cottage feel. A one-bedroom master wing, a two-bedroom family wing (each with 4 pc. baths) and a separate self-contained guest cottage allow for maximum privacy for all. Located on the south/west point of Frying Pan Island the property enjoys ultimate seclusion while having the convenience of local marina and provisioning, Cottagers Association, children's camp, tennis club close at hand.**

Directions: **HWY #400N TO TWELVE MILE BAY ROAD OR PARRY SOUND MARINAS, SOUTH BY BOAT (~ 25 MIN) TO SANS SOUCI/FRYING PAN ISLAND**  
 Cross St: **NA**

Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Water Access Deeded, Island**  
 Dock Features: **Boat Slip**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Deep, Natural**  
 Shore Rd Allow: **Owned**  
 Channel Name:   
 Water View: **Direct Water View**  
 Boat House:   
 Frontage: **1171.00**  
 Exposure: **South, West**  
 Island Y/N: **Yes**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Additional Residence	1	1	0	No

Exterior

Exterior Feat: **Awnings, Deck(s), Fishing, Porch-Enclosed, Privacy, Recreational Area, Seasonal Living**  
 Construct. Material: **Wood**  
 Shingles Replaced: **2009**  
 Year/Desc/Source: **2009/Owner/Owner**  
 Property Access: **By Water**  
 Other Structures: **Sauna, Other**  
 Garage & Parking: **None**  
 Parking Spaces: **0**  
 Parking Level/Unit:   
 Services: **At Lot Line-Hydro, Cable TV Available, Cell Service, Electricity, High Speed Internet Avail, Telephone Available**  
 Foundation: **Block**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **6-15 Years**  
 Rd Acc Fee:   
 Winterized:   
 Driveway Spaces: **0.0**  
 Parking Assigned:   
 Garage Spaces:   
 Licen Dwelling: **Yes**  
 Water Source: **Lake/River**  
 Water Tmnt: **Sediment Filter, UV System**  
 Sewer: **Septic**  
 Lot Size Area/Units: **/**  
 Acres Range: **5-9.99**  
 Lot Front (Ft): **1,171.00**  
 Lot Depth (Ft):   
 Location: **Rural**  
 Lot Irregularities:   
 Area Influences: **Island, Lake Access, Marina, Rec./Community Centre, Trails, Other Bay, Clear, Lake, Panoramic, Water**  
 View: **Partially Cleared, Rocky, Rolling, Wooded/Treed**  
 Topography: **Unknown**  
 Restrictions: **No**  
 Local Impvmt: **No**  
 Retire Com: **No**  
 Fronting On: **West**  
 Exposure: **South, West**

Interior

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Interior Feat: **Bar Fridge, Built-In Appliances, Ceiling Fans, Guest Accommodations, Propane Tank, Water Heater Owned, Water Purifier, Water Treatment, Other**  
 Security Feat: **Smoke Detector(s)**  
 Basement: **Crawl Space**      Basement Fin: **Unfinished**  
 Laundry Feat: **In Building, Main Level**  
 Cooling: **None**  
 Heating: **Baseboard, Electric, Fireplace-Wood**  
 Fireplace: **1/Wood**      FP Stove Op: **Yes**  
 Under Contract: **Propane Tank**      Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Dishwasher, Dryer, Freezer, Furniture, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Washer, Window Coverings, Wine Cooler**  
 Electric Age: **2009**      Plumbing Age: **2009**      Furnished:  
 Furnace Age: **NA**      Tank Age: **NA**      UFFI: **No**

**Property Information**

Common Elem Fee: **No**      Local Improvements Fee: **No**  
 Legal Desc: **PT ISLAND B321 FRYING PAN RP 42R15628 PART 1 PCL27321 SS, THE ARCHIPELAGO**  
 Zoning: **COASTAL RESIDENTIAL**      Survey: **Up-to-date/ 2000**  
 Assess Val/Year: **\$1,952,000/2023**      Hold Over Days:  
 PIN: **521860006**      Occupant Type: **Owner**  
 ROLL: **490510000401780**  
 Possession/Date: **Flexible/**      Deposit: **100000**

**Brokerage Information**

List Date: **04/03/2024**  
 List Brokerage: **ROYAL LEPAGE MEADOWTOWNE REALTY**

Source Board: Mississauga Real Estate Board  
 Prepared By: George Webster, Salesperson  
 Date Prepared: 04/04/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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GeoWarehouse

**Location Information**

Street Number: **321**      Street Name: **FRYING PAN ISLAND**  
 Municipality: **PARRY SOUND**

**Valuation & Equity (Estimate)**

Land Registry Status: **ACTIVE**  
 Legal Description: **PCL 27321 SEC SS; PT FRYING PAN ISLAND OR ISLAND B321 IN FRONT TWP OF COWPER PT 1 42R15628; THE ARCHIPELAGO**  
 PIN: **521860006**  
 Land Registry Status: **ACTIVE**  
 Legal Description: **PCL 27321 SEC SS; PT FRYING PAN ISLAND OR ISLAND B321 IN FRONT TWP OF COWPER PT 1 42R15628; THE ARCHIPELAGO**

**Sales History**

**Land Registry Information**

Parcel Area: **26766.484**      Parcel Area Unit: **m2**

**Last Market Sale**

Last Sale Date: **02/27/2008**      Last Sale Price: **659048**  
 Last Sale Type: **T**

Map

Listing ID: 40565677

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**65 B321 Pt. Frying Pan Islan**  
**The Archipelago Ontario P2A 1T4**  
 The Archipelago Parry Sound  
 Taxes: \$10,776.89 / 2023 SPIS: N Last Status: New  
 PT ISLAND B321 FRYING PAN RP 42R15628 PART DOM: 1  
 1 PCL27

Cottage Front On: W Rms: 4  
 Bungalow Acre: Bedrooms: 3 + 1  
 Irreg: 1171 x Feet Washrooms: 3  
 2x4xMain, 1x3  
 Dir/Cross St: From Parry Sound By Boat

MLS#: X8199964 Sellers: William Patrick Griffin Contact After Exp: N  
 Holdover: 90 Possession Remarks: TBD Occup: Owner  
 PIN#: ARN#:

Kitchens: 1 Fam Rm: Y Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 6-15 Apx Sqft: 1500-2000 Assessment: POTL: Elevator/Lift: N Laundry Lev: Main Phys Hdcp-Eqp:	Exterior: Shingle / Wood Drive: None Gar/Gar Pk Spcs: None / 0.0 Drive Pk Spcs: 0 Tot Pk Spcs: 0.0 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Clear View, Island, Marina, Sloping, Waterfront, Wooded/Treed HST Applicable to Sale Price: Included Interior Feat: Bar Fridge, Guest Accommodations, Other, Propane Tank, Water Heater Owned, Water Purifier, Water Treatment Roof: Asphalt Shingle Foundation: Wood	Zoning: COASTAL RESIDENTIAL Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Other Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: WaterfrontYN: Y Waterfront: Direct Docking Type: Private Water View: Direct Retirement: N Oth Struct: Aux Residences
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Shoreline: Clean, Deep, Natural  
 Shoreline Allow: Owned  
 Water Features: Island, Waterfront-Deeded Access  
 Waterfront Acc Bldg: Not Applicable  
 Alt Power: None  
 Access to Prop: Private Docking Easements/Restrict: Unknown

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	9.40	x 6.90	Combined W/Great Rm Fireplace Overlook Water
2	Dining	Main	7.40	x 2.40	Combined W/Great Rm French Doors W/O To Deck
3	Kitchen	Main	3.35	x 3.14	Combined W/Great Rm Centre Island B/I Appliances
4	Laundry	Main	3.50	x 3.70	Tile Floor B/I Appliances W/O To Yard
5	Prim Bdrm	Main	4.80	x 3.96	4 Pc Ensuite French Doors W/O To Sundeck
6	Bathroom	Main	1.50	x 3.96	
7	2nd Br	Main	3.35	x 3.35	
8	3rd Br	Main	3.35	x 3.35	
9	Family	Main	4.70	x 3.27	
10	Bathroom	Main	1.80	x 3.27	

**Client Remks:** Recent Normerica Custom Build 'Baywinds' Is A Gracious Cottage Compound Sited On 7+ Acres On The South West Tip Of Frying Pan Island; Comprised Of Main Timber Frame Cottage, Private Self-Contained Guest Cottage, Waterside Sauna And Sheltered Harbour. The Main Lodge Features An Octagonal Great Room(Living/Dining/Kitchen & Laundry)Plus A Private Master Wing/W 4-Pc. Ensuite, And A Separate Family Wing Comprised Of 2 Bedrooms, Family Room & 4-Pc. Bath.  
**Extras:** Floor To Ceiling Windows Overlook Spectacular Water/Sunset Views, Spacious Deck Wraps Entire Main With Open And Covered Porches, Designer Kitchen, Fine Finishes Throughout. Ultimate Privacy Yet Close To Conveniences.  
**Inclusions:**  
**Exclusions:**  
**Rental Items:**

Prepared by: **GEORGE WEBSTER, Salesperson**  
**ROYAL LEPAGE MEADOWTOWNE REALTY, BROKERAGE**  
6948 Financial Drive, Mississauga, ON L5N8J4 905-821-3200

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**Showing requirements:** LIST Brokerage

**Brkage Remks:** Local Marina, Children's Camp, Tennis Club Close By.~ 25Min. By Boat From Parry Sound Or Twelve Mile Marinas. Please Contact La Directly And Allow 48 Hour Notice For Showings. La Must Be Present For All Showings.

ROYAL LEPAGE MEADOWTOWNE REALTY Ph: 905-821-3200 Fax:

6948 Financial Drive Mississauga L5N8J4

GEORGE WEBSTER, Salesperson 905-821-3200

**Contract Date:** 4/03/2024

**Condition:** Appt: 48 hrs notice

**Ad:** N

**Expiry Date:** 10/15/2024

**Cond Expiry:**

**Escape:**

**Last Update:** 4/03/2024

**CB Comm:** 2.5%

**Original:** \$2,595,000