

## **Baywinds..Gracious Cottage Living on Georgian Bay...**

Sited on a 7 + acre promontory with spectacular water views "Baywinds" epitomizes gracious Georgian Bay cottage living.

In collaboration with preeminent builder Normerica, the owners adhered to four guiding principles in the custom design of their timber frame main cottage and guest cottage; accentuate the spectacular views, create a seamless transition between indoors and out, maximize privacy and maintain a traditional cottage sensibility.

### **The Main Cottage:**

The timber frame main cottage is entered via screened covered breezeway which separates the central great room from a private 440 sq.ft. wing with 2 bedrooms, family room and 4 pc. bath. Both bedrooms have walk outs to the front deck.

Spacious and airy, the 800 sq.ft. octagonal great room has a vaulted ceiling and floor to ceiling windows which reveal sweeping views over neighbouring islands and beyond to the open water, the Westerns and The Umbrella Group in the far distance. The south/west orientation captures the sun throughout the day and breathtaking sunsets in the evening. A massive granite stone fireplace anchors the open plan living, dining and kitchen and French door walk outs enhance the flow, opening onto generous decks shaded by deep roof overhangs.

The living room conversation area is grouped around the focal point of the wood burning fireplace while the dining area is tucked into the bay of the west facing windows.

The fresh pine and white wood kitchen features granite counter tops, a central island with bar seating, double sink and built-in stainless-steel appliances.

Off the great room is a large screened porch ideal for lounging and taking al fresco meals.

Discretely located just inside the entrance foyer is a large separate laundry room with washer/dryer and second refrigerator.

An enclosed porch beyond the great room serves as a work out space and leads beyond to the quiet 270 sq.ft. master wing comprised of large bedroom, 4 pc ensuite and outdoor shower. Floor to ceiling windows in the master are fully operational opening to refreshing breezes.

The entire west elevation is spanned by an expansive wooden deck with overhead retractable sun awning and groupings of outdoor lounge furniture. Deck railings provide safety yet 'disappear' being made of tempered glass.

### **The Guest Cottage:**

The 420 sq. ft guest cottage offers guests comfort and privacy with a large bed/sitting room, kitchenette with bar fridge, storage cupboards, granite topped counters and stainless steel sink, 3 pc. bath and covered front porch. Close to the harbour it features water views on three sides.

### **The Sauna:**

An 8' x 8' cedar sauna with adjacent sundeck close to the water's edge is perched just above the harbour close enough for a post sauna plunge.

### **The Harbour:**

Conforming to the natural curve of the land the deep-water harbour has a solidly constructed steel frame/steel drum main floating dock linked to a steel frame onshore fixed pier. L shaped it accommodates swimming with a swim ladder plus tie up for 4-5 boats. A second smaller swimming dock is very convenient to the guest cottage and a boat ramp allows for launching watercraft.

### **The Property:**

lush thickets of mature white pine envelop the rear of the cottage and the lower front slopes. Groomed trails through the pines link the cottages to the harbour and pocket gardens scattered throughout the property lend splashes of vivid colour.

An ATV eases the transport of guests, gear and groceries.

Several 'Look Out' points are located strategically throughout the 7 acres to capture the finest views at differing times of the day and evening.

Overland trails from Baywinds lead to the local marina/provisioning and beyond to the Sans Souci Association Community Centre, tennis and the famous 'Henry's Restaurant.

### **The Location:**

Located on the south west point of Frying Pan Island the property enjoys ultimate privacy while the island itself offers convenient provisioning at the local marina, a children's camp, pickle ball courts, tennis and neighbourhood restaurant just a short boat ride or overland walk away. 'Baywinds' is ideally situated to access wonderful boating sailing and fishing and two of Georgian Bay's most spectacular destinations – the Western and the Umbrella Islands..distantly visible from the cottage. Frying pan island is approximately 25 minutes by boat from Parry Sound or Twelve Mile Bay marinas.

**Additional Information:**

Normerica Timberframe Main Cottage completed 2009

Normerica Guest Cottage Completed 2014

Maibec Cedar Wood Siding and Asphalt Shingles on all buildings

Ross Windows and Doors on both cottages

Both cottages 3 Season with Electric Baseboard Heating

200Amp Electrical panel in Main

100 Amp Electrical Panel in Guest Cottage

Main cottage:

Electric Baseboard Heating plus Wood Burning Fireplace

8 x 8 Eastern White Pine Timbers

Calais White Oak Engineered Flooring with Wire Brush Finish

Granite Stone Fireplace

Ceiling Fans

Phantom Retractable Screens on all French doors

All operable windows fully screened

Solar rated Window Coverings

Large Separate Laundry room

Kitchen design by Northern Living Kitchen and Bath

High End Electric Appliances: Dishwasher, (2) Refrigerator/ Freezers

Ceramic Top Range, Washer, Dryer

Beverage Refrigerator in Guest Cottage

Window Coverings

Internet Dish & WiFi

Also Included:

22KW Propane Powered Generac Generator

Satellite Dish

Most of the furnishings are included

