



The modernist cottage is all wood and glass, affording stunning views of the outdoors.

WATERY HAVEN

Georgian Bay
 Address: Nias Islands (Carling Township)
 Asking price: \$3.28-million
 Taxes: \$2,500 (2011)
 Bedrooms: 5
 Bathrooms: 3
 Exclusive

BY CONNIE ADAIR

Joined in low water to total almost five acres, these two western-oriented islands have expansive open water views to the west and a naturally formed harbour to protect boats in rough weather, says listing agent George Webster of Moffat Dunlap Real Estate.

"Joined at low water simply means when the water levels fluctuate, which they do regularly on Georgian Bay, the association between the two main islands that form the West Nias Islands changes. They are attached now in a period of low water, but when the water table rises they will be two separate islands requiring [the use of a small wooden] bridge to connect them for access."

Water levels change from year to year depending on the amount of snow cap and precipitation in the Great Lakes system. Georgian Bay seems to have been in a rather protracted cycle of low water re-

westernmost of a collection of islands named the Nias Group, situated at the entrance of Big Sound, midway between Snug Harbour and the Bateau Group. "The most direct access is a 10-minute boat ride via Killbear Marina, a short drive from the Town of Parry Sound," Mr. Webster says.

The Nias Islands, owned by the same family for more than 50 years, were purchased from the Crown and have undergone extensive improvements over the years.

The 1,340-square-foot main cottage is a long wood-and-glass structure. A flagstone floor in the breezeway entry, an open-plan kitchen, a fireplace in the dining room and a cathedral ceiling and original stone fireplace in the living room are features.

The 850-sq.-ft. sleeping cottage is designed to blend seamlessly into the landscape. It is perched on elevated ground with western views. The three-bedroom structure

outs, Douglas fir beams and reclaimed hemlock floors.

An original 400-sq.-ft. bunkie dates to the 1960s. The recently restored building is on the secondary island and is ideal for teens or other guests. Floor-to-ceiling glass panels, a wood-burning stove and a composting toilet are features.

The natural harbour has three floating docks anchored to a granite crib. It can accommodate three or four power boats. A terrain of "remarkably smooth pink and grey granite throughout means one can walk the whole island barefoot," Mr. Webster says. The main island has 2,300 feet of shoreline.

The main cottage has more than 1,500 sq. ft. of decking and the sleeping cottage has another approximately 1,100 sq. ft. of decking.

"As a footnote, an arborist from U of T, who was invited as a weekend guest, once observed that the massive white pine tree in the middle of the island was at least 500 years