



MOFFAT DUNLAP

REAL ESTATE LIMITED, BROKERAGE



60 CONSERVATION DRIVE

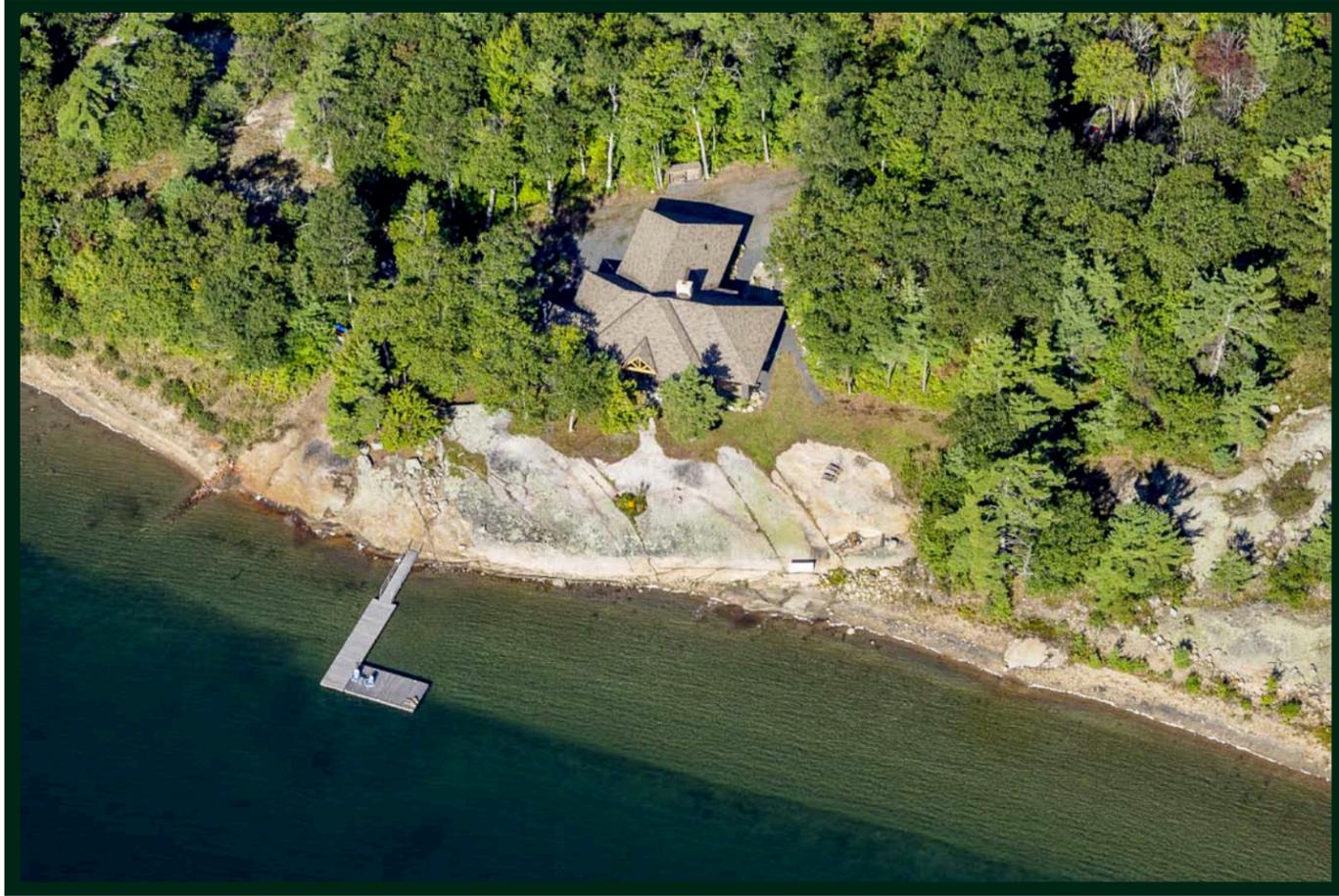
CARLING TOWNSHIP, GEORGIAN BAY

This gracious, four season, custom built retreat was designed by Kelly Dixon of 'Sound Home Design' and constructed to exacting standards in 2007 by 'Rosepoint Contracting'.

Set in 3 acres of mixed forest on picturesque Pleasant Point, this property has the distinct advantage of both road and water access.

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A Four Season Retreat with Road and Water Access



Views from the cottage: smooth granite shoreline, sand beach, a deep water harbour and the Bay beyond.

THE GREAT ROOM

The 800 square foot great room comfortably accommodates large numbers in kitchen, dining and living areas. It features a paneled vaulted ceiling, antique ash floors and a forty foot long south facing window wall which floods the room with light and offers glorious views of the water.



A drystack ledge rock fireplace anchors the living room area. A Rumford style fireplace, it was built by Parry Sound craftsmen, Felsman Brothers.



A magnificent five foot 'branchelier' acts as focal point.



The spacious kitchen offers generous storage and prep. areas. Cabinetry is oak, countertops granite and appliances stainless steel. A central two level island seats 4.



The dining area looks directly over the water.

A handcrafted 'live edge' pine trestle dining table comfortably seats ten.

THE MASTER SUITE



The Master Suite has lovely views to the water and a private walk out to the shore.

The smart 'spa' en suite with in floor heating has a large soaker tub, glassed shower, double sink vanity and separate w/c. There is also a separate walk in closet/dressing room.



THE GUEST WING

The private guest wing has three bedrooms all with en suite and a den which can serve as a fourth guestroom.

One of four guest bedrooms in the guest wing.

THE SCREENED PORCH

With windows on three sides the porch offers the outdoor experience in a protected enclosure.... a perfect place for lounging, reading and taking meals.



A wood burning fireplace offers cozy warmth on a cool summer evening or 'camp fire' in winter.



Views from Screened Porch... and a pathway to waters edge.

KITCHEN & PORCH ENTRANCE

Beside the screened porch a covered deck and barbeque area is conveniently close to dining and kitchen.



Perennial gardens and natural rock border the cottage and turn circle drive. Landscape lighting enhances the outdoor scene after nightfall.



Foyer Entrance



Iconic Georgian Bay... Smooth Granite, White Pines, Clear water.



Quiet Harbour



Glorious Views



60 Conservation Drive is a 15 minute drive north west of Parry Sound, via Hwy#559/ Hwy#400 and just five minutes by boat from Killbear, a full service Marina.

The property has direct access to some of the finest cruising and sailing waters in Ontario, and the Georgian Bay Land Trust administered picnic islands, the Minks and the Umbrellas, are a short boat ride away.

In the environs can be found world class golf courses and fine restaurants and Parry Sound hosts its annual summer music classic 'Festival of the Sound'.

Beautifully designed and appointed, meticulously constructed, with an excellent location, road and boat access and four season usage make 60 Conservation Drive a highly desirable property.

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