



## Talbot Islands,

**Location: Georgian Bay**

**Acreage: 3.5 Acres**

**Price: \$2,300,000.00**

### Talbot Islands, Cognashene, Georgian Bay

A legacy island property in the heart of Cognashene, this 3.5 acre island offers a main cottage, 2 sleeping cabins, a natural beach, a protected harbour and 2 cluster islands for additional privacy.

Positioned on the highest point of the island the cottage is oriented to breathtaking western views.

The 1950s cottage is a Georgian Bay classic with open rafters, a 2 storey stone fireplace and wall of western facing doors and windows to capture the view.

A simple L-shaped layout houses a kitchen, a games room, a covered porch, an open living and dining room and a hallway leading to 2 bedrooms, a 4 piece bathroom and a master with a 2 piece bathroom.

A large deck, at the back of the cottage is an ideal spot to lounge or BBQ lunch and take-in the eastern vista. Raised wooden pathways link the main cottage to the sleeping cabins.

Presented by

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# MOFFAT DUNLAP

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For additional value, a building permit has been secured for a new septic to facilitate a sleeping cabin that will house one bedroom and a bathroom.

The protected harbour has a 3 slip docking system in place and has potential for a dry boathouse.

The island is 15 minutes by boat from the Honey Harbour Marinas, and within easy access to Beckwith and Giants Tomb.

## [View 360 Aerial View](#)

