

what it went for

\$3.1 MILLION

CONNIE ADAIR

Lake Muskoka
1 Turner Island (Muskoka)
Asking price: \$2,750,000
Sold for: \$3,100,001
Taxes: \$26,907 (2019)
Bedrooms: 7
Bathrooms: 3
Square footage: Approx 2,900
Days on the market: 8

A private island of this scale — 15 acres — doesn't come up for sale every day. So in-the-know buyers have to be ready to jump at the chance to beat other offers.

In this case, there were three bidders, all of whom already own on the lake. "They're people who recognized how special it is," says listing agent Sandy Waldie.

She says in the last decade only a few islands this size have been available on any of the lakes (Joseph, Rosseau and Muskoka) in the area. And this one offers 4,200 feet of water frontage, two one-bedroom, one-bathroom cottages and a large five-bedroom boathouse.

With wood-lined interiors and fieldstone fireplaces, the properties on the island bring to mind an old-fashioned lodge, says Waldie, and make for an ideal family compound.

"The main cottage is for cooking and dining," a space to gather, she says. "The boathouse is the main sleeping house" — a space to retreat. All "have been meticulously cared for over the years," she adds.

For young children at the cottage, there is also a beach with shallow water and a grassy area perfect for a game of croquet or a garden party.

Located in the heart of Beaumaris, a coveted historical area, the island was put up for sale by a community foundation. It decided the funds from selling the land would do more for the community than keeping it. Meanwhile, the new owners are in it for the long term, planning to enjoy their island for 50 or 60 years.

Listing Broker: Chestnut Park Real Estate Ltd. (Sandy Waldie and Samantha Waldie)



\$645,000

CONNIE ADAIR

Miller Lake
350 Barneys Blvd. (Northern Bruce Peninsula)
Asking price: \$645,000
Sold for: \$645,000
Taxes: \$4,440
Bedrooms: 4
Baths: 2
Square footage: 2,393
Parking: 6
Days on the market: 129

Buyers in cottage country are usually shopping for something that, well, looks like a cottage — so a year-round waterfront home can linger on the market.

After about four months on the market, though, these sellers got their asking price and buyers get an approximately 2,400-square-foot property with four bedrooms, an office/den and an open-concept living room, dining room and kitchen.

Among the home's features are a breakfast bar, wood stove and fieldstone fireplace on the main floor. The master bedroom has a walk-in closet and ensuite bathroom. The office/den has a walkout to a deck. For the car lover or hobbyist, there is also a heated 28x32-foot garage/workshop.

The land includes 122 feet of sandy waterfront on Mil-

ler Lake as well as a 185-foot wooded lot with a gradual slope well suited to boat launches.

The owners, Jim and Sue Halliday, say they have enjoyed the property year-round for 23 years and have many wonderful memories.

As for other buyers looking for a property match, "the real estate market has seen a good increase over the last three seasons," says co-listing agent Ashley Barker, "and I feel the fall market will be very strong until the snow flies."

Listing Broker: ReMax Grey Bruce Realty Inc. (Darlene James and Ashley Barker)