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Kevin Gilchrist
Broker

- 8 bedrooms
- 5 + 1/2 bathrooms
- 10,200 sq. ft.
- Taxes: \$36,428

\$3,999,000

1400 SANDY BAY ROAD
PENETANGUISHENE, ON

This property has been developed into one of the most exceptional Estates on Georgian Bay and will provide your family with incredible memories for generations to come.



The ultimate cottage! Located on the shores of Southern Georgian Bay. This sprawling, 10,200 square foot home, makes an excellent full time residence or retreat. Located just 95 minutes to Pearson International Airport and 50 minutes to the nearest Go Station. Sandy Bay in Penetanguishene, is the gateway to the 30,000 Islands of Georgian Bay, that offers some of the best cruising in the world and just a 40 minute drive to some of the finest skiing Ontario has to offer. The views of Georgian Bay and Beausoleil Island National Park from inside the house are nothing short of spectacular.

The home boasts; 8 bedrooms, 5 ½ bathrooms, a gourmet kitchen, main floor master suite, stunning 2 storey foyer, 4 car garage with heated floors, an indoor pool, sauna, steam-bath, 3 fireplaces and a 4 season sunroom centred around a wood fireplace. A guest bedroom and a exercise-room also look out over the private beach from the 2nd level. The Great-room has vista views and an open floor plan to accommodate large gatherings. The formal dining-room comfortably seats 10.



The home is constructed with Insulated Concrete Forms (ICF), providing maximum energy efficiency, superior strength and a healthier indoor living environment and the heated floors throughout the home provide constant temperature, which translates into efficient natural gas heating.

The grounds are also host to a guest-cabin/care-taker cottage, generator and workshop outbuildings. A winding driveway, leads you through the private 19.5 acres approaching the house, which includes a porte-cochère just off the mudroom. The walk out patio guides you down a gentle stone stairway, to the 380 foot shore line that features a sandy beach. The lawns are pristine and the gardens are full of perennials, flourishing throughout the summer and fall. There is plenty of room for a helipad and tennis courts on the property.

