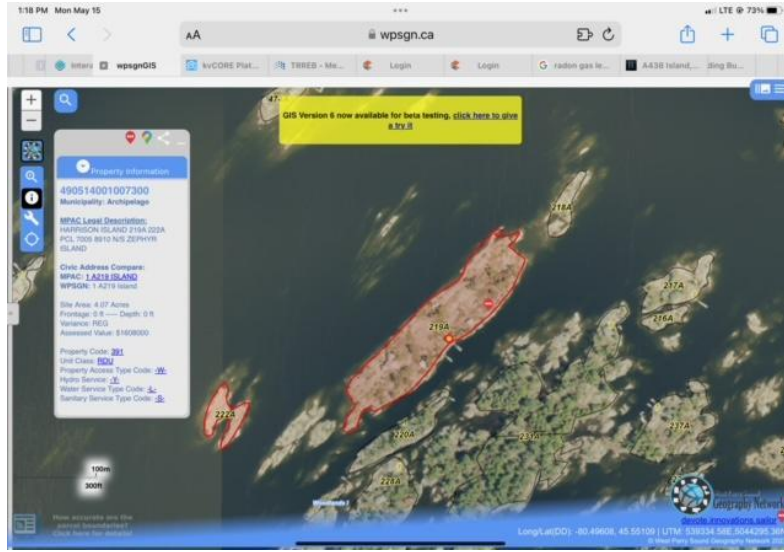


ZEPHYR ISLAND



Property Description-Twp of the Archipelago

- 2 islands comprising approx. 4.5 acres; main Island 219A approx. 4.1 ac
- Legal description-Harrison Island 219A,222A PCL 7005 8910 N/S Zephyr Island
- Roll # 49-05-140-010-07300-0000
- Assessed value \$1,608,000-zoned Residential
- 2022 realty taxes \$8801.48
- Legal owners Charles J Magwood & C Lee Magwood



Aerials taken 1983





Western views





Building Descriptions

1. Harbour

- a. A deep water channel about 80 feet wide known as “Little Minch” separates Zephyr on its protected south east side from the abutting islands
- b. An attached built in place dock (built in 2015 and expanded 2020) stretches along the SE shore about 40 ft in length and 10 ft wide. Plenty of room for deck chairs, lounges and bar area overlooking the watersport centre. The is the “protected” side from the prevailing west
- c. Attached to the in place dock are 2 floating docks about 20ft long and 7 ft wide creating a U shape . Boats are tied to the floating docks.
- d. At the east end of the dock system is an above ground dry boathouse about 18ft deep and12 feet wide. The boathouse (built 2010) is used for storage and games. A winch system for Winter storage for smaller boats and a ping pong table, games area and work bench with open door facing the water for summer use.



Main Cottage

- Approx. 300 ft from docks

- Originally built 1967 in the shape of a hexagon, centred by a large stone fireplace open to 3 sides. Expanded and fully renovated twice since 1967 .Approx. 2000 sf. Also a wood fireplace for chilly mornings
- Open concept kitchen, dining and living areas with 14 large plate glass windows overlooking the water on all sides



Main Cottage Bedrooms-4 bedrooms;2 bathrooms

2 bedrooms and a bathroom in each wing-all with sliding glass doors

West Wing



East wing



Main Screened porch & protected deck



Outdoor BBQ

Outdoor Shower



Master cabin:

- approx 20 ft x 16 ft; en suite 2 pc bathroom
- built 1985; expanded and renovated 2018





Honeymoon Cabin-approx 16 ft x 15 ft ;en suite 2 pc; swim off rocks





Boathouse cabin- approx. 22ft x 18ft-2 rooms...master and bunk room





Immediate Access to open water



