

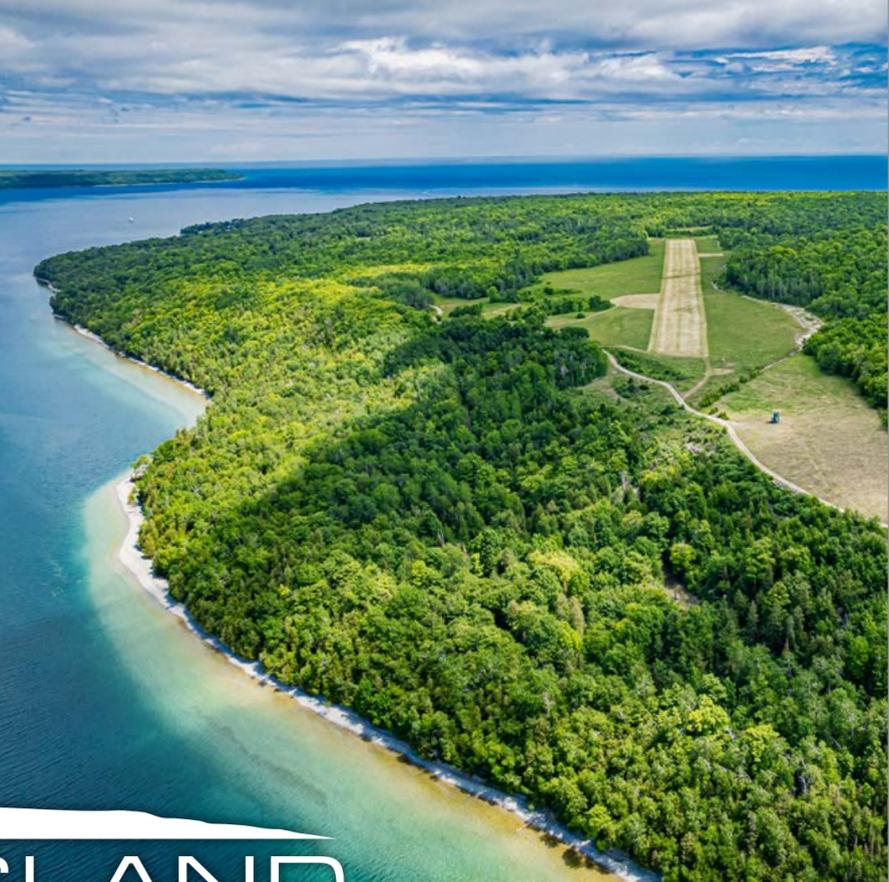


MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE



HAYISLAND

www.MoffatDunlap.com



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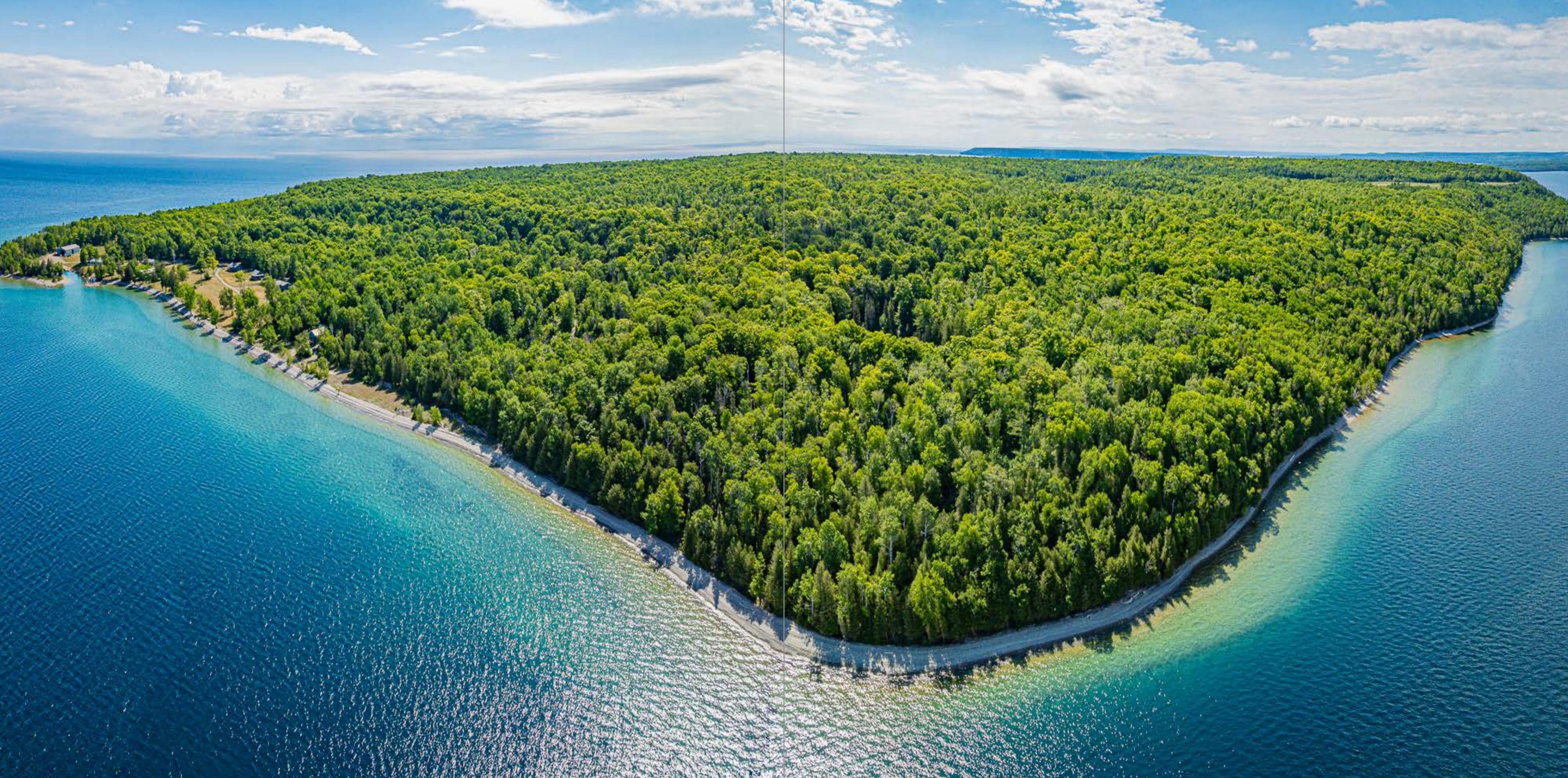
HAYISLAND

A WILDERNESS HAVEN

Located off the western shores of Georgian Bay, measuring approximately 1600 acres in size is the ruggedly beautiful Hay Island. It's one of the largest privately held islands on Georgian Bay and is a magnificent sanctuary that provides an idyllic retreat to enjoy with family, friends or business associates.

Encircled by 10 kilometers of smooth stone beach, Hay Island's interior ranges from rocky ridges to fields to wetlands, and is crisscrossed with approximately 44 kms of roads and trails based on old logging routes carved out of the wilderness a century ago. A 650 m air strip with viewing tower has also been created to accommodate easy access by air.







At the northwest side of the island is a man-made lagoon that provides a safe harbour for numerous boats and houses the living accommodations on the island; a lodge, 6 cottages, an outdoor kitchen, 2 saunas, caretaker's home, a shop, and a few additional accessory structures.

- | | | |
|-----------------|---------------------------|----------------------------|
| 1 LAGOON | 5 GUEST COTTAGE | 9 OUTDOOR KITCHEN |
| 2 SHOP | 6 FAMILY COTTAGE 1 | 10 FAMILY COTTAGE 4 |
| 3 LODGE | 7 FAMILY COTTAGE 2 | 11 FAMILY COTTAGE 5 |
| 4 SAUNA | 8 FAMILY COTTAGE 3 | 12 CARETAKER'S HOME |





The cottages are spaced an equal distance apart, and positioned west with wide-open views of the crystal clear blue water and outcroppings along the Bruce Peninsula in the distance. Each cottage has open concept living with a kitchen, dining and living in one area, and 2-3 bedrooms. The main lodge has an industrial size kitchen, dining for 20+, a games area, and fireplace.





WATER ACTIVITIES

The beach consists of smooth stones, which are easy to walk on, and provides endless skipping stones. A raft is anchored just off shore for additional water activities and boating opportunities are endless. Saunas are strategically placed at each end of the beach so family and friends have a short distance to travel to warm up before jumping into the bay.



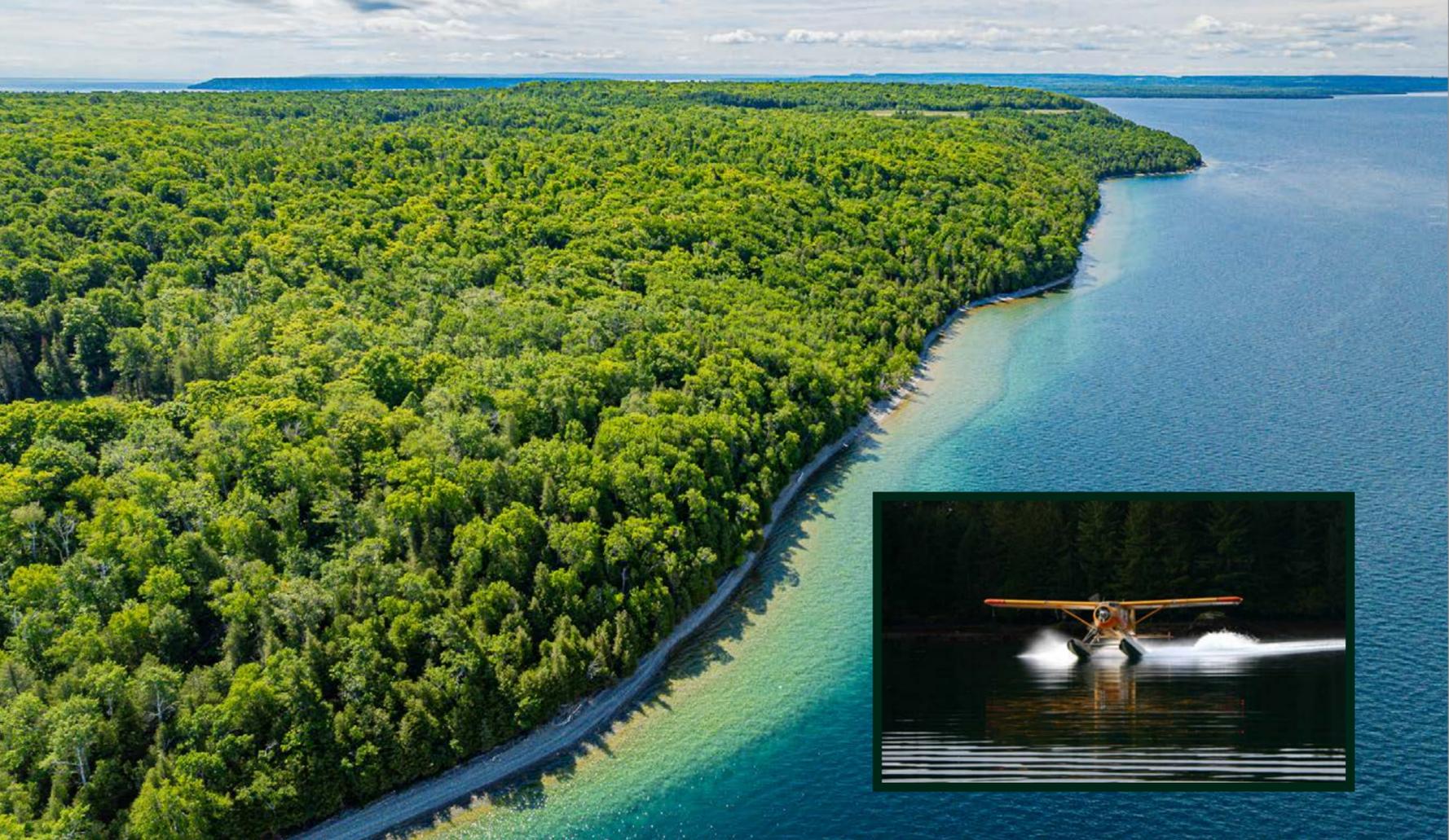
OUTDOOR KITCHEN

The outdoor kitchen has a wood burning oven and BBQ. Throwing horseshoes and playing bocce ball takes place on the expansive lawn.

The island is off the grid and generators and propane power the cottages. Water and septic systems are in place as well as a sprinkler system.

The 40 ft. by 96 ft. drive-in workshop is a great place to store equipment and all the toys. The caretaker lives on-site in a separated area for privacy.





EXPLORING BEYOND THE ISLAND

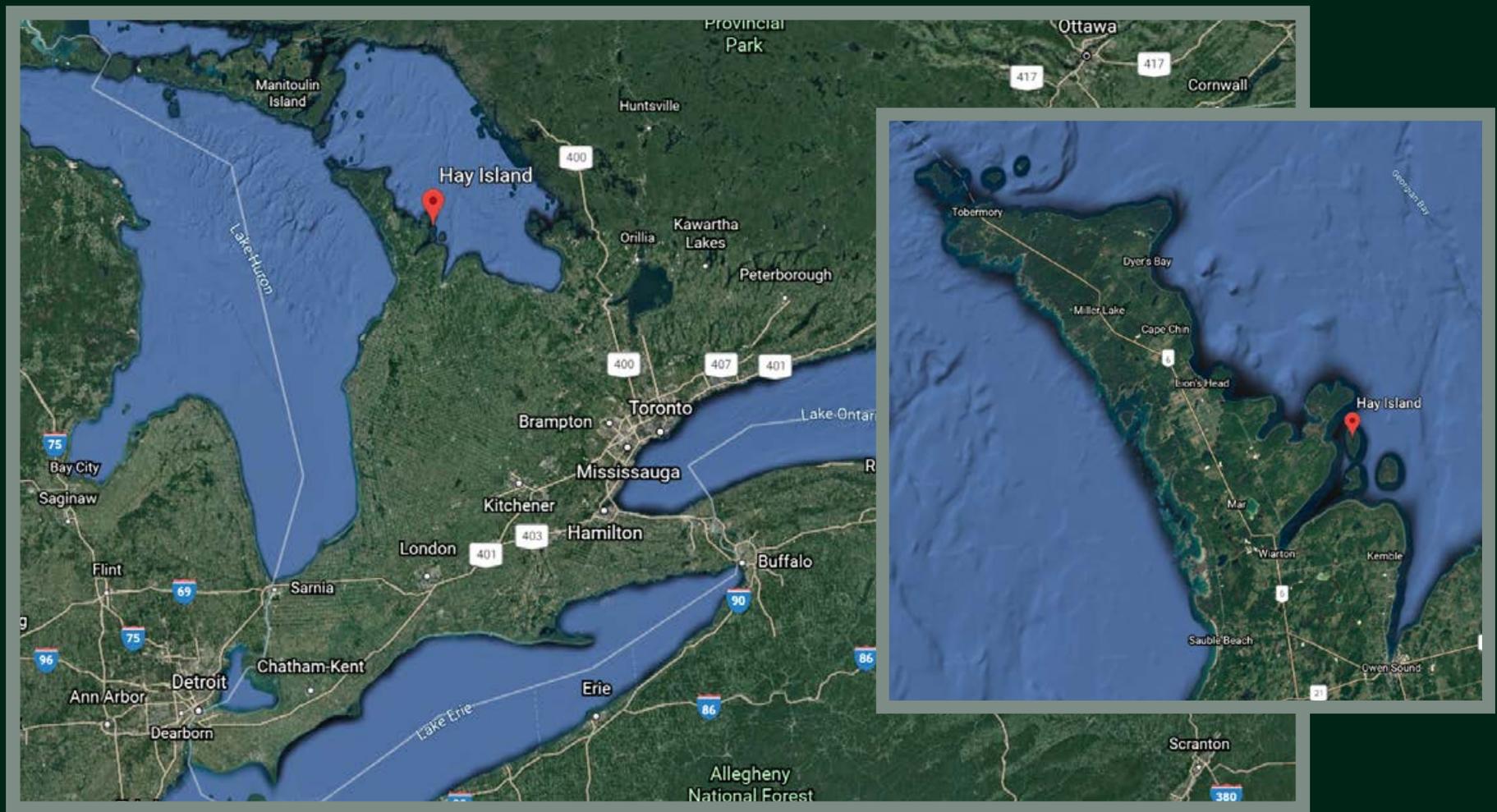
- Boat 25 minutes south to Cobble Beach Resort for a round of golf or day at the Spa
- Boat north to scuba dive the wrecks off Tobermory, see Flowerpot Island or hike the trails at Bruce Peninsula Provincial Park
- Boat to Killarney and see the white quartzite of the La Cloche Mountains
- Boat to the US and visit landmarks such as Michigan's Mackinac Island where horse-drawn carriages and bicycles are the modes of transportation

ISLAND LIFESTYLE

It's landscape rugged and beautiful, where clear blue waters lap against the stone shore. Ideal for extended family visits or corporate entertaining. Enjoy the peace & tranquility of your own private island.







EASY ACCESS BY LAND, WATER & AIR

Hay Island is three hours north of Toronto and situated 2½ miles offshore from the South Bruce Peninsula. Hay Island is accessible by boat, either from a Warton marina, or a private docking facility near Big Bay (10 minutes away) or from the Cape Croker Reservation, just a few minutes away. By air, Hay Island is a 45-minute helicopter ride/ 1hour plane ride from Toronto area Airport.

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