



Kindersley Island

Location: Cognashene

Acreage: ~4.0

Price: \$3,450,000.00

Kindersley Island Island Living in Cognashene, Georgian Bay

A rare opportunity to own the southern half of a private island in one of Georgian Bay's most desirable cottage communities. Kindersley Island offers just under 4 acres of pristine land, approximately 2,000 feet of shoreline, and panoramic views in every direction. This is the first time this special property has come to market in generations and it's ready for its next chapter.

The Island

Nestled in the heart of Cognashene, this portion of Kindersley Island is a private, natural retreat that offers:

- Stunning vistas of Georgian Bay's iconic rock and pines
- Excellent sightlines in all directions
- A mix of gentle terrain, wooded areas, and open views
- Easy boat access to nearby marinas and mainland services

Presented by

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Bathrooms : 2

Bedrooms : 4

The Cottage

The original 1940s cottage sits on a rise above the east shoreline, blending charm, function, and opportunity.

- Full-length eastern porch overlooking the boat channel
- Screened wraparound porch (east + southeast corner)
- Original living room with brick fireplace (updated 2017)
- Wood-burning stove (installed 2004)
- Kitchen and sunroom addition (2002) with natural light and cottage character

Architect-Designed Guest Cabin

Follow wooded footpaths to the island's southwest point to find a beautifully designed sleeping cabin, created by the owner's father (an architect and watercolour painter) in collaboration with his daughters.

- Breezeway separates sleeping and living quarters
- Ideal for guests, teens, or a creative retreat
- Privately tucked away with views and sunlight
- 1 bedroom & 3-piece bathroom

Shoreline & Features

- 30-ft dry boathouse with workshop + storage
- Main dock with entertaining space
- Natural cove with sandy beach and 20-ft boat port
- Western exposure with views to Whaleback Islands and Giants Tomb
- Gorgeous sunsets, sunrises and stargazing

Utilities & Infrastructure

- Hydro
- Septic system
- Water filtration system
- Generator
- Zoning allows for additional development

A Cottage to Build Your Legacy. Whether you're looking to start your cottage life, expand your presence in Cognashene, or build something new while preserving the island's charm, Kindersley Island offers the rarest of combinations: privacy, potential, and provenance.