



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



Lot 26 Giant's Tomb Island, Tiny



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705-888-0075 | kwillison@royallepage.ca



LOCATIONS **NORTH**



Have you ever thought about buying a cottage on a
Georgian Bay island?



EXPLORE GIANTS TOMB

*from \$1,250,000**



*Choose from
3 Available Lots.*



Pick a Cottage Design.



Enjoy Island Life.



collaborativerealestate.ca | 705-888-0075

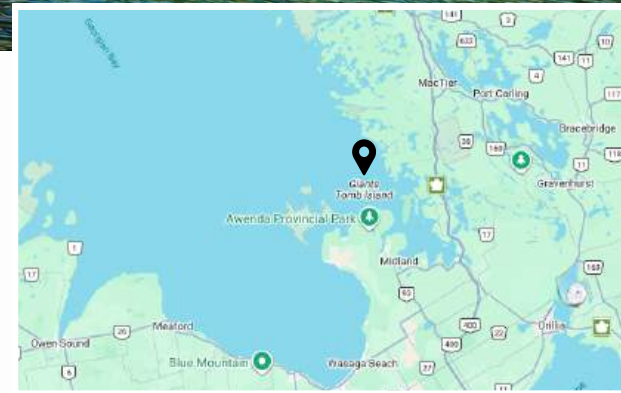
**more details inside*



AI concept home rendering

GIANTS TOMB

Giant's Tomb Island is in southern Georgian Bay, located within Awenda Provincial Park near the towns of Penetanguishene and Midland. The island is known for its rugged shoreline, where large granite boulders extend along the western edge into the bay.



AI concept home rendering



AI concept home rendering

WHY YOU WILL *LOVE* IT HERE

- True beachfront walkout design with direct access to deck and shoreline
- Located on the protected leeward side of the island for calmer waters & added privacy
- Floor-to-ceiling glass capturing panoramic Georgian Bay views
- Open-concept Great Room designed for entertaining and seamless indoor-outdoor living
- Private primary suite with separate bedroom wing for added comfort and privacy
- Off-grid, energy-efficient modern build with solar power and smart home capability

Please note that the home imagery provided is entirely conceptual. All architectural renderings and interior designs have been AI-generated for illustrative and aesthetic purposes only.

****All images are AI generated concept renderings from architectural plans****



CollaborativeRealEstate.ca



1,470 sq. ft.



3 Bed



2 Bath

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Property Client Full

Lot 26 Giants Tomb Island, Tiny, Ontario L9M 0B5

Listing

Lot 26 Giants Tomb Islnd Tiny

Active / Residential Freehold / Detached

MLS®#: S12911960

List Price: \$1,250,000



Simcoe/Tiny/Rural Tiny

Tax Amt/Yr: **\$287.17/2026** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **Plan 1285 Lot 26; Part Giants Tomb Island Tiny**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: **No** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **Estimated**
 Lot Irreg: Lot Acres: Fronting On: **W**
 Lot Front: **135.00**
 Lot Depth: **303.00**
 Lot Size Code: **Feet**
 Zoning: **LSR (H2)**
 Dir/Cross St: **None**

PIN #: **120** ARN #: **436800001902100** Contact After Exp: **No**
 Holdover: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Wood	Utilities: No Gas, No Hydro, No Sewers, No Cable, No Telephone
Basement: Yes/Crawl Space	Garage: No	Water: Other
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Supply Type: Lake/River
Fireplace Feat: Living Room	Drive Pk Spcs: 0.00	Water Delivery Feat: Heatd Waterline, UV System
Interior Feat: Carpet Free, Solar Owned, Storage, Water Heater	Tot Pk Spcs: 0.00	Water Meter: Island, Beachfront
Parking Feat: None	Pool: None	Waterfront Feat: Not Applicable
Heat: Baseboard	Room Size: None, Off Grid	Waterfront Struc: Not Applicable
Heat Source: None	Rural Services: Carbon Monoxide Detectors, Smoke Detector	Well Capacity: Septic
A/C: /None	Security Feat: None	Well Depth: Unknown
Central Vac: No		Sewers: Unknown
Apx Age: New		Special Desig: Unknown
Laundry Lev: Main		Farm Features: Unknown
Property Feat: Beach, Clear View, Island, Waterfront, Wooded/Treed		Winterized: Unknown
Exterior Feat: Deck, Fishing, Privacy, Recreational Area, Seasonal Living		
Roof: Metal		
Foundation: Concrete Block		
Soil Type: Concrete Block		
Alternate Power: Solar Power, Solar Roof		
MOUNTS		
Lease To Own Items: None		
Water Name: Georgian Bay	Waterfront: Direct	Island YN: Yes
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Not Applicable		
Water Features: Island, Beachfront		
Under Contract: None	Dev Charges Paid: None	HST App To SP: In Addition To
Access To Property: No Road, By Water	Shoreline Exposure: East	
Shoreline: Clean, Sandy, Shallow		
Shoreline Road Allowance: None	Water View: Direct, Unobstructive	Channel Name: Survey
Docking Type: Private, None	Lot Shape: Rectangular	Lot Size Source: Survey
View: Beach, Clear, Lake, Panoramic, Skyline, Trees/Woods, Water		

Remarks/Directions

Client Rmks: ****Luxury Off-Grid Living: A Modern Masterpiece on Giant's Tomb Island** Discover the pinnacle of island exclusivity on the protected leeward side of Giant's Tomb Island. This TO BE BUILT 1,470 sq. ft. contemporary cottage offers a rare opportunity to own a sustainable sanctuary in southern Georgian Bay, adjacent to the pristine wilderness of Awenda Provincial Park. The "Shed Roof", one of two designs, is a triumph of modern aesthetics and functional island living. A full-height glazing wall spans the lake-facing façade, capturing uninterrupted, panoramic views of the bay's turquoise waters. The home is engineered for a seamless indoor-outdoor lifestyle, featuring a true beachfront walkout design that leads from the**

living space directly to a full-width deck and your own private shoreline. At the heart of the home is an expansive open-concept Great Room, perfectly designed for entertaining. The chef-Inspired kitchen features a central social island and a walk-in pantry for effortless storage. A private primary bedroom suite is a secluded retreat situated in the right wing, ensuring maximum privacy from guest areas. Two other well-proportioned bedrooms in the left wing share a full bath. A centrally located den serves as the perfect home office or overflow sleeping area. Embrace off-grid independence and self-sufficiency with a state-of-the-art rooftop solar power system, complete with an inverter and battery storage. This smart-home-ready build includes high-performance energy-efficient glazing, a modern septic system, and fully pressurized domestic water systems, ensuring luxury comfort in a remote setting. The Ultimate Georgian Bay Retreat. Experience the rugged beauty of granite boulders and crystal-clear water from a home designed to blend into the natural environment. Pick one of three lots and customize your vision of island luxury. **All home imagery is conceptual**

Inclusions: Refrigerator, Stove, Washer, Dryer

Listing Contracted With: Royal LePage Locations North 705-445-5520

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 03/23/2026

Rooms

MLS®#: S12911960

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	14.7 M X 10 M	48.22 Ft x 32.80 Ft		Centre Island, Hardwood Floor, Pantry
Dining Room	Main	14.7 M X 12.4 M	48.22 Ft x 40.68 Ft		Hardwood Floor, Open Concept, Vaulted Ceiling
Living Room	Main	14.7 M X 11.35 M	48.22 Ft x 37.23 Ft		Fireplace, Hardwood Floor, Vaulted Ceiling
Den	Main	7.8 M X 8.35 M	25.59 Ft x 27.39 Ft		Hardwood Floor
Primary Bedroom	Main	15.1 M X 11.35 M	49.54 Ft x 37.23 Ft		Hardwood Floor
Bedroom	Main	10.05 M X 11.35 M	32.97 Ft x 37.23 Ft		Closet, Hardwood Floor
Bedroom	Main	9 M X 9.11 M	29.52 Ft x 29.88 Ft		Closet, Hardwood Floor
Bathroom	Main			4	
Bathroom	Main			3	

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Feature List

Lot 26, 27 or 28 Giant's Tomb Island

Property Experience

- True walkout beachfront design
- Direct access from Great Room to full-width lakeside deck
- Designed to capture uninterrupted water views from all primary living spaces
- Integrated shoreline landscape with natural sand + native plantings

Layout Concept

- Efficient rectangular footprint designed for compact lakeside living
- Clear front-to-back orientation
 - Entry / service side (rear): Bedrooms, baths, mechanical, laundry
 - Lake-facing side (front): Great Room, dining, and kitchen
- Central circulation spine connecting all rooms with minimal wasted space
- Bedrooms are clustered on one side of the home, creating:
 - Strong separation between private (sleeping) and public (living) zones
 - Efficient plumbing and mechanical stacking

- The Great Room anchors the lake-facing façade, maximizing:
 - Natural light
 - Views
 - Indoor-outdoor flow
- Direct walkout access from the main living space to the deck and beach

Great Room (Heart of the Home)

- Full-width open-concept living / dining / kitchen
- Floor-to-ceiling glass wall facing the lake
- Direct walkout to deck for seamless indoor-outdoor flow
- Feature modern fireplace wall + built-in shelving
- Designed for entertaining large groups with unobstructed sightlines

Kitchen & Dining

- Central island with seating (social + functional)
- Dedicated Dining Area positioned at glass façade
- Walk-in pantry for storage + prep
- Clear visual connection to water, deck, and living space

Bedroom Configuration (3-Bedroom Layout)

- Primary Suite (Right Wing)
 - Fully private retreat separated from other bedrooms
 - Ensuite featuring:
 - Single vanity
 - Walk-in shower
 - Optional spa upgrades
- Secondary Bedrooms (Left Wing)
 - Two well-proportioned bedrooms
 - Positioned for natural light + privacy
 - Shared full bath
 - Ideal for family or guest accommodations

Flex Space (Den / DNR)

- Centrally located multi-use room
- Ideal for:
 - Home office
 - Media room
 - Kids zone or overflow sleeping
- Adds flexibility without interrupting bedroom privacy

Bathrooms & Utility

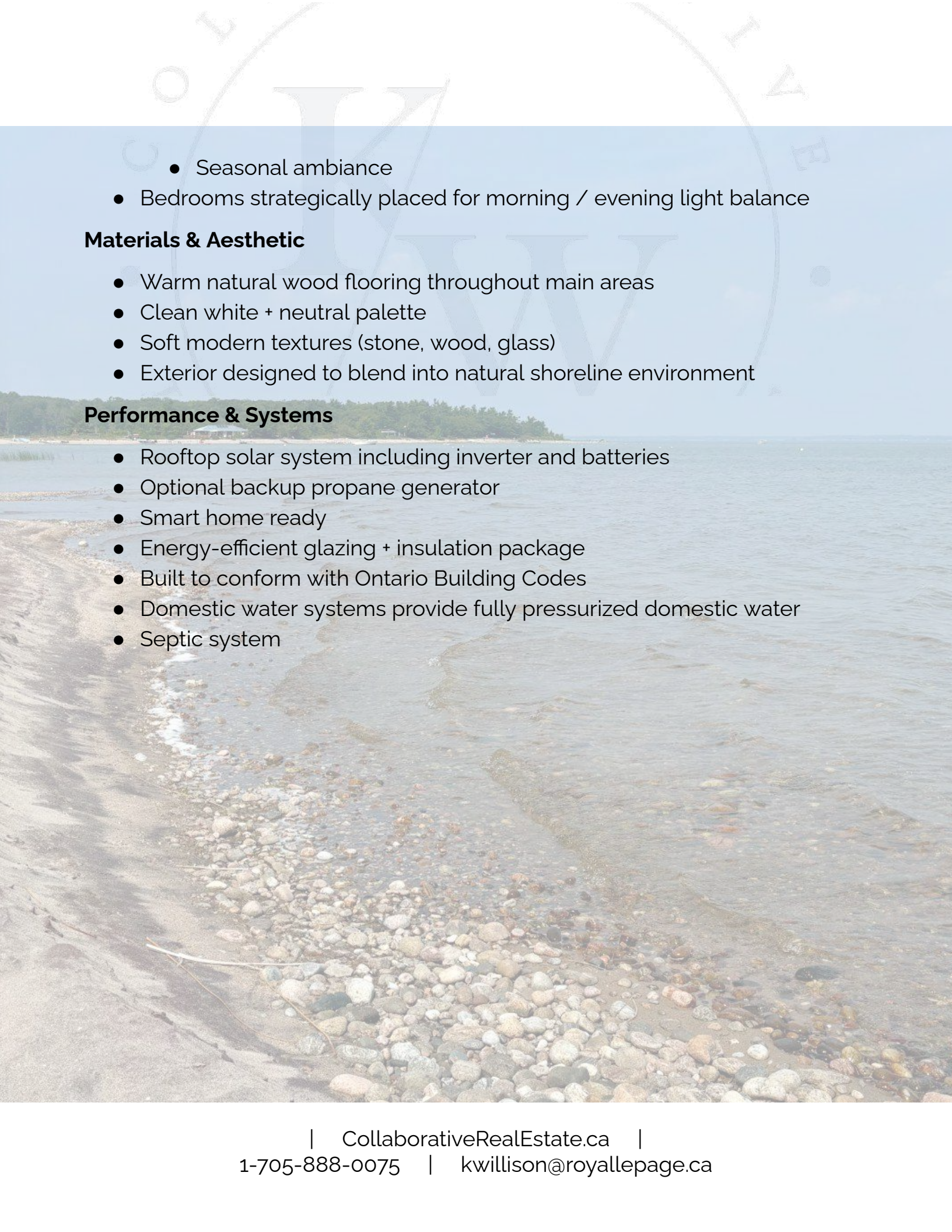
- 2 full bath configuration:
 - Primary bath
 - Main bath
- Dedicated laundry + mechanical zone
- Efficient service core placement

Outdoor Living

- Full-width walkout deck spanning Great Room
- Designed for:
 - Dining
 - Lounging
 - Entertaining
- Direct transition to beachfront + waterline
- Optional:
 - Dock + boat access
 - Firepit seating area

Glass & Light Strategy

- Signature full-height glazing wall
- Maximizes:
 - Natural light
 - Lake views

- 
- Seasonal ambiance
 - Bedrooms strategically placed for morning / evening light balance

Materials & Aesthetic

- Warm natural wood flooring throughout main areas
- Clean white + neutral palette
- Soft modern textures (stone, wood, glass)
- Exterior designed to blend into natural shoreline environment

Performance & Systems

- Rooftop solar system including inverter and batteries
- Optional backup propane generator
- Smart home ready
- Energy-efficient glazing + insulation package
- Built to conform with Ontario Building Codes
- Domestic water systems provide fully pressurized domestic water
- Septic system

Shed Roof Option



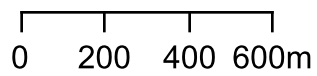
Gabled Roof Option



County of Simcoe - Web Map



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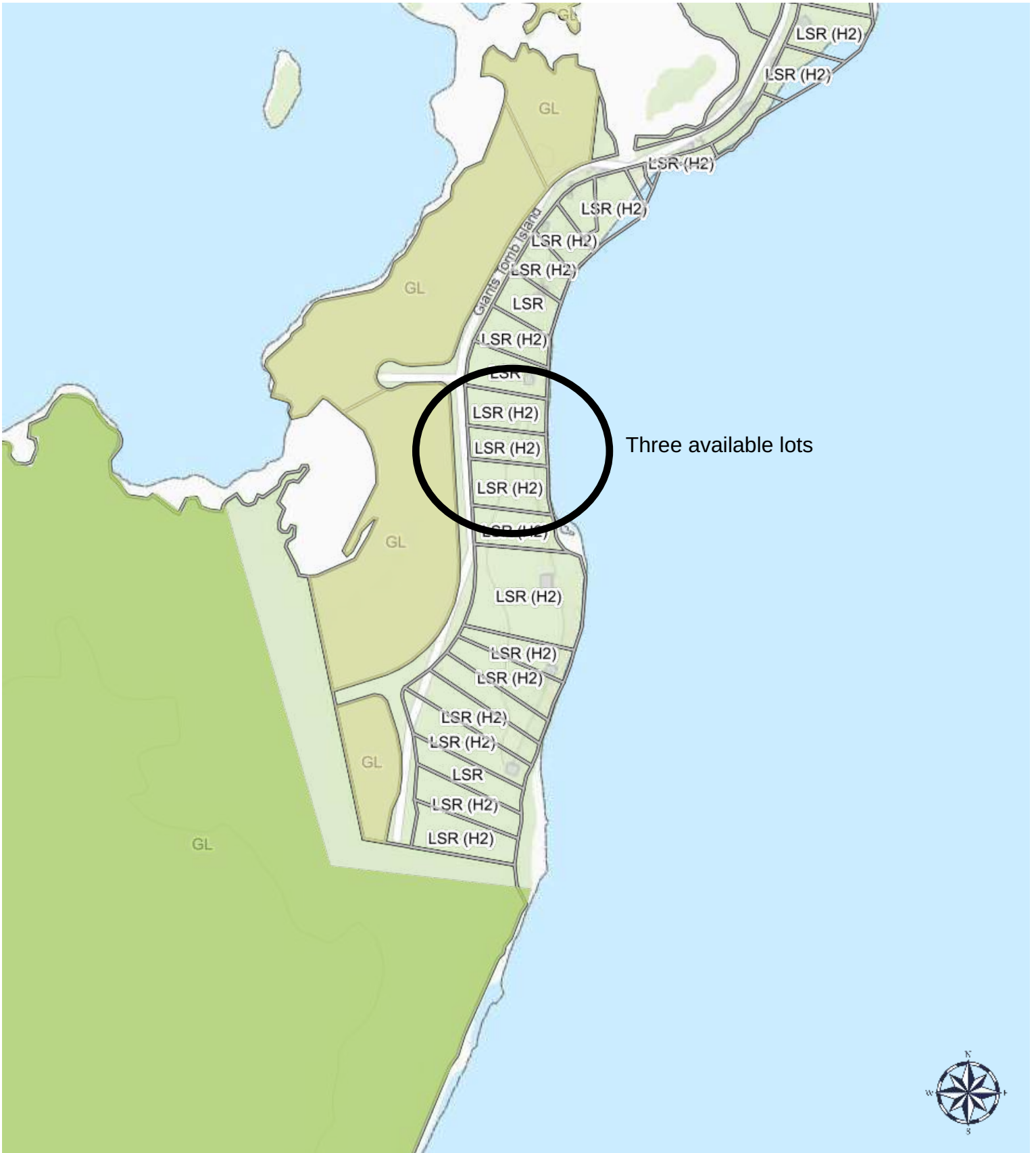


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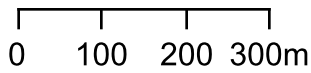


Mar 20, 2026

County of Simcoe - Web Map



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Mar 20, 2026

TINY ZONING BY-LAW

	Column 1	Column 2	Column 3	Column 4	Column 5
	PERMITTED USE	Environmental Protection (EP1)	Environmental Protection Two (EP2)	Open Space (Public Lands) (OS)	Open Space (Private Lands) (OS1)
7.	Park, private				X

Special Provisions

- (1) Only *agricultural uses* that existed on the date of passage of this By-law are permitted.
- (2) No *buildings or structures*, except those required for flood and erosion control are permitted.

TABLE 4.2 - RESIDENTIAL ZONES

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
	PERMITTED USE	Rural Residential (RR)	Country Residential (CR)	Shoreline Residential (SR)	Limited Service Residential (LSR)	Hamlet Residential (HR)	Greenlands (GL)
1.	<i>Additional Dwelling Units</i>	X	X			X	X
2.	<i>Boarding house</i>					X	
3.	<i>Child Care Centre</i>					X	
4.	Dwelling, single detached	X	X	X	X	X	X
5.	Dwelling, semi-detached	X				X	
6.	Dwelling, duplex	X				X	
7.	<i>Forestry Use</i>						X
8.	<i>Group Home A</i>	X				X	
9.	Home occupation	X	X	X	X	X	X
10.	<i>Home industry</i>						X

TINY ZONING BY-LAW

8.	Maximum <i>height</i>	n/a	n/a	11.0 metres	11.0 metres	11.0 metres
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NOTE: Reference should also be made to Section 2.0 for other applicable *setbacks*.

NOTE: Where “n/a” is noted in any of the cells in Table 5.1, it shall mean the *existing* frontage and area of the parcel, or the *setback* or *height* of a *structure* on the parcel, as existed on the day of passing of this By-law.

TABLE 5.2 - RESIDENTIAL ZONES

	ZONE STANDARD	Rural Residential (RR)	Country Residential (CR)	Shoreline Residential (SR)	Limited Service Residential (LSR)	Hamlet Residential (HR)
1.	Minimum lot area	4000 m ²	8000 m ²	4000 m ²	4000 m ²	2000 m ²
2.	Minimum <i>lot frontage</i>	38 metres	45 metres	30 metres	30 metres	30 metres
3.	<i>Minimum required front yard</i>	8.0 metres	8.0 metres	8.0 metres	8.0 metres	8.0 metres
4.	<i>Minimum required exterior side yard</i>	8.0 metres	8.0 metres	8.0 metres	8.0 metres	8.0 metres
5.	<i>Minimum required interior side yard</i>	3.0 metres	4.0 metres	3.0 metres and 1.8 metres (1)	3.0 metres and 1.8 metres (1)	3.0 metres and 1.8 metres (1)
6.	<i>Minimum required rear yard</i>	7.5 metres	7.5 metres	7.5 metres	7.5 metres	7.5 metres
7.	Maximum <i>lot coverage</i>	30%	30%	25%	25%	30%
8.	Maximum <i>height of dwelling</i>	11.0 metres	11.0 metres	11.0 metres	11.0 metres	11.0 metres

NOTE 1: Reference should also be made to Section 2.0 for other applicable *setbacks*.

NOTE 2: Reference should be made to Section 2.19. This section recognizes the *lot area* and *lot frontage* of *existing lots* of record.

NOTE 3: Reference should be made to Section 6.0 with respect to definitions for the zone standards.

Special Provisions

- (1) In addition, *attached garages* and *carports* can encroach into the *required interior side yard* provided they are no closer than 1.0 metre from the *interior side lot line*. This provision only applies to the 1.8 metre side of the *required interior side yard* in order to ensure the 3 metre side is maintained.

TINY ZONING BY-LAW

Column 1 Holding Symbol	Column 2 Restrictions	Column 3 Requirements and Other Provisions
		metal parameters and volatile organic compounds.
(H2)	The Holding (H2) symbol applies to lots on private streets or streets which have not been assumed for maintenance purposes by the Township.	The Holding symbol may be lifted once an appropriate site plan agreement has been entered into and registered on title in accordance with the Official Plan.
(H3)	The Holding (H3) symbol applies to lands zoned Shoreline Residential Exception 6 (SR-3) in Part of Lot 26, Concession 2; Plan M-787, Lots 2, 4-8.	The Holding (H3) symbol shall not be removed until Council is satisfied that: a) the owner has applied for approval for the installation of, and undertaken to install only a septic system designed to denitrify the effluent at the point of discharge to the tile bed to a concentration of less than 10mg/L on an average annual basis; and, b) the owner of the property has entered into a long-term maintenance agreement with a septic system installer acceptable to the Township that would provide for the long term maintenance and monitoring of the septic system.
(H4)	That the Holding (H4) symbol applies to the lands zoned Hamlet Commercial "HC" in Part Lot 14, Concession 9, (Part 2, Plan 51R-29857).	The Holding (H4) symbol shall not be removed until: a) a site plan control agreement is approved between the Township and the land owner.
(H6)	That the Holding (H6) symbol applies to the lands zoned Shoreline Residential "SR" in Part of Lots 20, 21, and 22, Concessions 20 and 21, Plans M-607, M-608, and M-609.	The Holding (H6) symbol shall not be removed until: a) detailed engineered site plans and grading plans are approved by the Township.