

## Maple Shore Retreat—East Shore Road, Pelee Island, ON

Maple Shore Retreat is located on Pelee Island, in the middle of south-western lake Erie, The island is approximately 4.5 miles wide x 9 miles long. It is a very serene island with a small year-round farming and tourism community that is boosted by tourists (mostly cottagers) in the summer. It is famous for its quality wines and for being the southernmost inhabited point in Canada. It is also famous for butterfly and bird migration stops, and rare species of various wildlife. It is accessed from mainland Canada and US by ferry from March until December or by plane year round. Pelee has been spared commercialization and is like a step back in time. Among other things it has some small shops, a museum, a winery, a liquor store, an old lighthouse, several bars and restaurants, plenty of B&B's, some churches, two marinas, and a modern health clinic.



The cottage, which sleeps up to 10, is approximately 1,000 square feet. It is on the east side of the island, toward the south, on an all-sand beach, and is the first cottage at the south end of a beautiful township beach. The property is on a paved township road with virtually no traffic, on the far side of which there are trees and brush, with no buildings or development.

It is two stories, wood-framed, insulated and vinyl-sided, with a screened-in beach-side porch with a second-floor deck/viewing platform. The main floor consists of an open kitchen, living and eating area, a bedroom/den on the south beach side and a bathroom with a sink, toilet, shower, water heater and washing machine. The downstairs bedroom has a futon couch that converts to a double bed, and the living area also has a pull-out double bed. A sliding door on the main floor north side leads to an outdoor deck where barbecuing is very convenient. Upstairs has the master bedroom (double bed) on the north-east side, a small office, and a 2-piece bathroom that is accessible from both upstairs bedrooms. The guest bedroom has two bunk beds and a double bed. A short hallway at the top of the stairs leads straight out to the upper deck. All main rooms have lake views.

The cottage has hot/cold running water, septic system and electric heat. A “Quebec heater”-style wood burning stove with window (adding ambiance) heats it quite comfortably. Window-style air-conditioners are built into the walls on both floors but are seldom needed. There are ceiling fans in all rooms. It has phone service, both land-line and cell reception. A rotary TV antenna picks up about 30 channels. There are two barbecues and two fridges.

The beach has gently sloping sand as far as you can walk out, and the lake water is generally safe, clear, and pleasant with great fishing—walleye and small-mouth bass. Close by is a public campground and scout camp with a ball diamond.

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## Rental rates

	<i>Week (Sat to Sat)</i>			<i>Day (3 day minimum)</i>
	<b>2 people</b>	<b>3-4 people</b>	<b>5-6 people</b>	
Off peak—March 1 to May 31 and September 10 onwards (excluding hunts)	\$850.00	\$925.00	\$1000.00	\$150.00
Peak—June 1 to Sep 10	\$1000.00	\$1100.00	\$1200.00	\$200.00
Hunts	\$1200.00	\$1200.00	\$1200.00	\$250.00

Pets are allowed, but restrictions apply.

**A \$200 security deposit is required in addition to the rental price. This deposit will be returned if the cottage is left in a clean and tidy state.**

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## Additional information for those interesting in purchasing

The interior is completely finished drywall, oak hardwood floor throughout the main living/kitchen area, and the upstairs has painted floors. Power is supplied through a 100-Amp breaker panel, and the wiring has all been inspected and approved. A break-wall was put in in 1992 with a concrete sidewalk cap and stairs to the beach at both ends. Armour stone was also put in to provide additional shore protection. The roof was stripped in 2004 and re-shingled with 25 yr. shingles.

Road allowance and beachfront (parallel) are 85', while the road to water's edge dimension is 110'-150', (varies with wind and lake levels). Beach frontage is 85') but seems larger because of the adjoining ¼-mile long township beach to the north.

It has no basement. In 1992, we raised the cottage 24" and set it on about 20 3.5'-deep adjustable height (+/- 6") concrete pillars.

We have installed a dual pump system for water, so a complete back-up pump system is available at the turn of a valve and the flip of a switch. The water system takes 15 minutes to drain for winterizing and about the same to start up in spring. Water is supplied from the lake through a sand filtered well (on the property) then after it's pumped, it goes through a secondary filter. The water is clear and tests 0% contaminants.

There are no condos or commercial interests, just a row of family cottages, owned by quiet, friendly, neighbours. There are no neighbours to the north as it is township land.

There are two storage sheds and a 100 sq ft workshop at the top of the 3-car gravel driveway. The equipped workshop has 110/220v power.

The taxes are approx \$2,300 cdn./yr. Hydro is \$500+/- depending on usage.

There is a high demand for rental cottages on the island, especially on this beach.

Price: \$285,000

### Room sizes

Kitchen/living area	17' x 19'
Downstairs den/bedroom	10' x 9'
Downstairs bathroom	6' x 6'8"
Master bedroom	13'6" x 13'8"
Upstairs office	4'8" x 9'
Upstairs bathroom	6' x 4'8"
Guest room	15'8" x 9'
Screened in covered porch	11' x 18'
Upper deck	11' x 18'
Workshop	10' x 10'