

**AVAILABLE
NOW**

**Panoramic
Waterfront Property**

- Both Buildings offer Rental Income Possibilities
- Ideal for Families and Friends or large Groups

Features

- 1.25 Acre Private Island
- 2 Cottages – Fully equipped
- 8 Total Bedrooms
- 7 Full Baths (6 Ensuite)
- Approx. Living Space: 5200 sq. ft.
- Original Cabin
- Newer Lodge: Year Built: 1995
- 4 Septic Tanks
- 3 Generators
- 1 Solar Cell

\$499,500

Picturesque Private Wilderness Island Paradise
Two Cottages and Income Potential



***Butterfield Island in Matinenda Lake Park near Blind River
located halfway between Sudbury and Sault Ste. Marie***

*Please email
bodoe2018@gmail.com to
arrange a private viewing*

**For
SALE**

Features Include:

The island is powered by three generators (2.7kW, 37kW, 6kW), one 100Amp solar cell for the cabin, and connected to four septic tanks. Well maintained, all areas are furnished and equipped, ready for turnkey occupancy.

Additional Information:

Lake Matinenda Park is an 8800 acre lake with extensive wilderness shoreline in the heart of Northern Ontario. There are plenty of balconies and decks to relax on and enjoy the fabulous views of the lake and the park. From enjoying nature's tranquility to boating, fishing, snowmobiling, hunting, swimming for the outdoor enthusiast, there is activity for everyone.

Original Cabin

- Fully Furnished
- 2 Bedrooms
- Full Bathroom
- Kitchen
 - Wood Cabinets
 - Propane Stove/Oven
 - Propane Fridge
 - Sink
 - Wood-Burning Stove
- Double Height Living Room
- Loft
- Private Decks
- Tool/Generator Shed

Separate Generator Shed

- Housing two generators

DETAILS



Cabin



Lodge: Year Built: 1995

- Fully Furnished
- 6 Bedrooms (2 with Whirlpool Baths)
- 6 Full Baths ensuite
- 2 Half Washrooms
- Commercial-style Kitchen
 - Wood Cabinets
 - Large Double Sink
 - Propane Stove/Oven
 - Fridge
 - Microwave
- Large Family Room
- Laundry Room with Washer and Dryer
- Workshops – Lower Level
- Pump and Utility Room



Lodge



For more Information please visit: www.comfree.com/792802 and go to Butterfield Island YouTube Channel to watch videos of the island including a drone video <https://www.youtube.com/channel/UC8dmniWp-D8WHoW2Anc18-Q>.