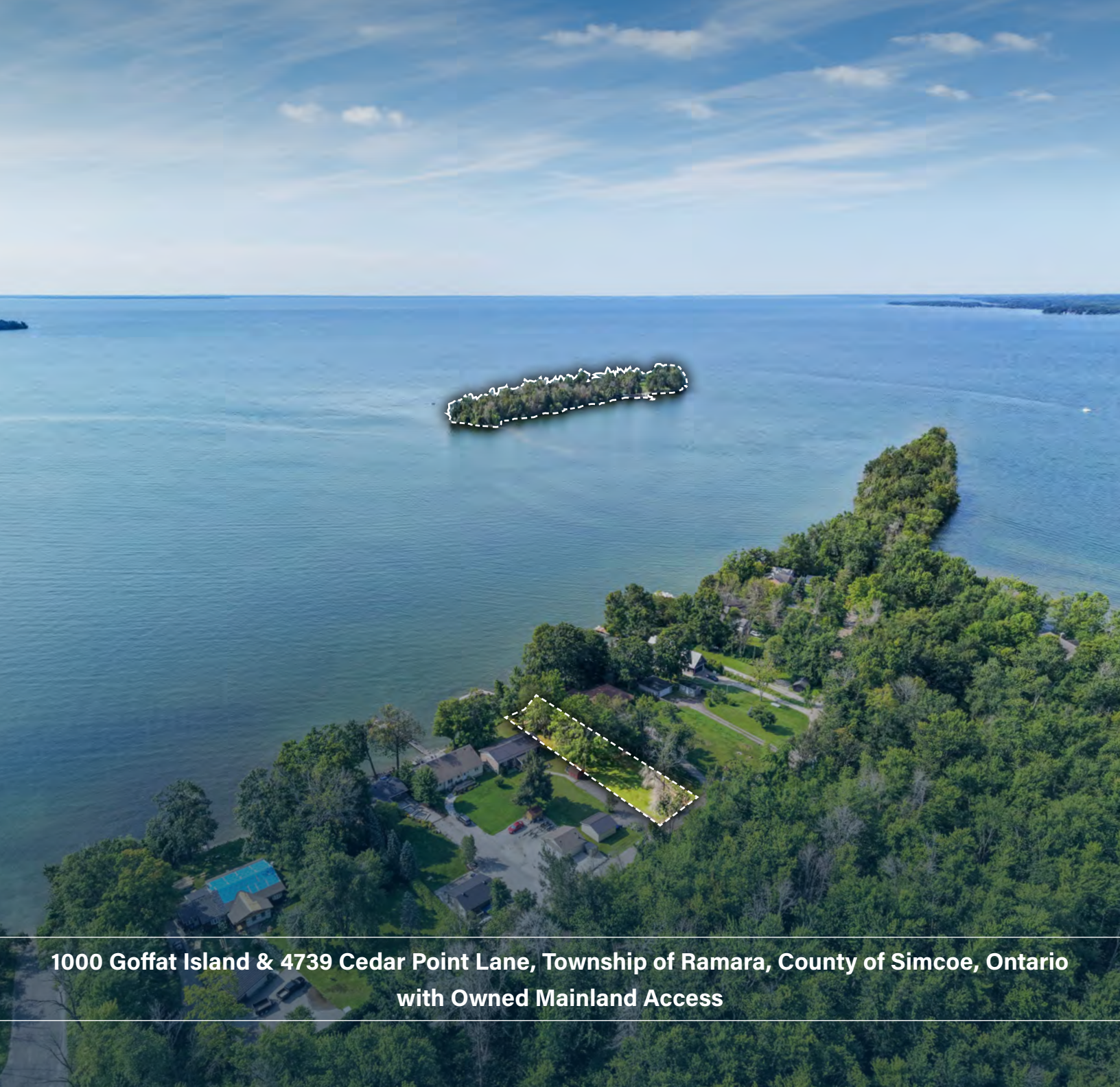


CBRE'S HOTEL GROUP & LAND SPECIALISTS

CBRE **LAND**
SPECIALISTS

GOFFATT ISLAND

AN ELEVEN - ACRE PRIVATE ISLAND ESTATE ON LAKE SIMCOE



1000 Goffatt Island & 4739 Cedar Point Lane, Township of Ramara, County of Simcoe, Ontario
with Owned Mainland Access

EXECUTIVE SUMMARY

Goffatt Island presents a once-in-a-generation opportunity to acquire one of the largest and most comprehensively improved private islands on Lake Simcoe.

Comprising approximately 11.47 acres across an 11.11-acre private island and a dedicated mainland access parcel at 4739 Cedar Point Lane, the property combines the rarity of a large-scale island holding with the functionality of a fully serviced, income-producing hospitality asset.

Over the past eight years, ownership has invested in excess of \$11 million transforming the property into a self-sufficient island destination featuring nine accommodation suites, conference and dining facilities, multiple beaches, marina infrastructure, island-wide electrical distribution, water treatment systems, and extensive landscaping and shoreline improvements.

Positioned less than two hours from the Greater Toronto Area and minutes from Orillia and Casino Rama, the property appeals to a broad range of buyer profiles including private family offices, hospitality operators, retreat organizations, camp operators, event businesses, and long-term land investors.

Whether viewed as a legacy family compound, boutique resort operation, destination event venue, or strategic land holding, Goffatt Island represents a rare combination of scale, privacy, infrastructure, accessibility, and redevelopment potential that is increasingly difficult to replicate anywhere in Ontario cottage country.

Total Site Area	11.47 acres (11.11-acre island + 0.36-acre mainland access parcel)
Shoreline	Approximately 3,694 linear ft.
Accommodation	9 self-contained suites (19 bedrooms total, studio to 3-bedroom) plus conference/dining hall
Capital Investment Since 2017	In excess of \$11 million
Access	By private boat (approx. 5 minutes) or float plane from mainland launch
Asking Price	\$9,500,000



South View



INVESTMENT HIGHLIGHTS



Rarity & Land Value

- One of the last large, intact private islands on Lake Simcoe — most comparable islands in the region were subdivided into small cottage lots decades ago, making a single 11-acre holding an exceptionally rare offering.
- Nearly 3,700 feet of shoreline across a gently sloping, generally level, useable landform — not a rocky, unusable outcrop.
- A dedicated 0.36-acre mainland parcel at 4739 Cedar Point Lane provides private parking, hydro/telephone service, and a boat launch — solving the single biggest challenge of island ownership: mainland access and utility connectivity.



A Complete, Turn-Key Infrastructure Build-Out

- Over \$11 million invested since 2017 in a comprehensive, ground-up redevelopment — not a fixer-upper, but a fully serviced, income-producing asset.
- Island-wide 1,600-amp capacity power system (800 amps currently distributed), extended by underwater cable from the mainland — a scope of electrical infrastructure rarely found on private islands.
- Three independent water purification systems (2 lake-fed + 1 well) and three septic systems serving the entire island.
- Two new docks added to the original 65-foot concrete pier, island-wide gravel pathways, lit perimeter walkway, engineered shoreline riprap protection, and full site clearing/landscaping.



Proven, Income-Producing Operating Business

- Currently operating as a boutique cottage resort and special-events venue.
- 9 configured suites with 19 total bedrooms (1 studio, 3 one-bedroom + den, 3 two-bedroom, 2 three-bedroom), a conference and dining hall, general store, and staff accommodation.
- Turn-key hospitality and events infrastructure: commercial-grade kitchen/hall, public washrooms and showers, children’s playground, multiple beach areas.



Exceptional Location

- Positioned at the northeast end of Lake Simcoe, within a 1-hour drive of the Greater Toronto Area and minutes from Orillia and Casino Rama.
- Neighbouring Mara Provincial Park, Bridgeport Marina, Mariposa Landing, and multiple established resorts and RV parks confirm strong, established recreational demand in the immediate area.



Multiple Investment Pathways

- A rare asset that appeals simultaneously to private ultra-high-net-worth buyers, institutional/faith-based retreat operators, camp operators, hospitality investors, and event/wedding businesses.
- Legal non-conforming status under current RU zoning protects the existing multi-building footprint while preserving redevelopment optionality.

THE OFFERING

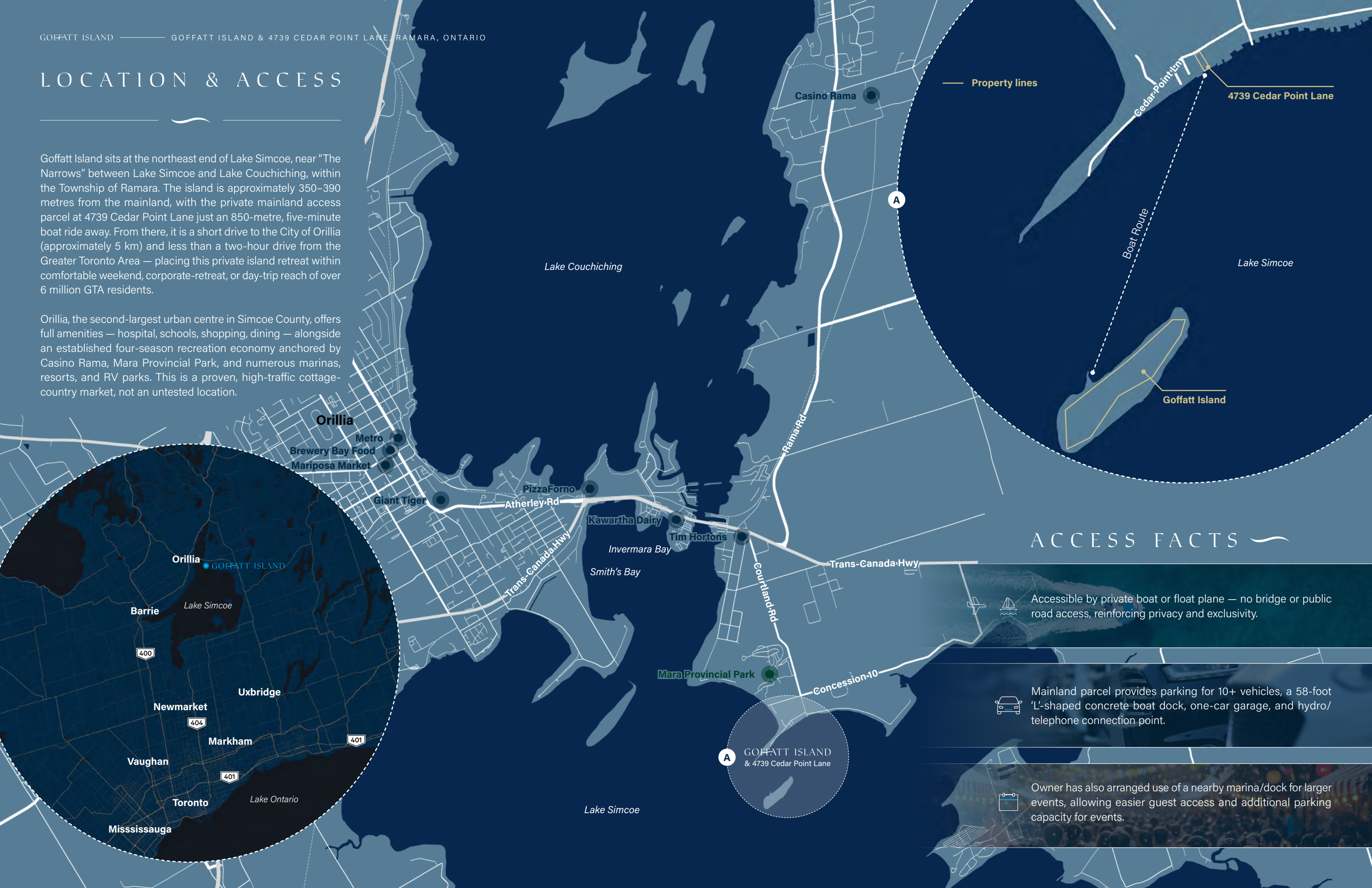
Property Summary & Key Facts

Address	1000 Goffatt Island (not municipally addressed) & 4739 Cedar Point Lane, Township of Ramara, Ontario
Legal Description (Island)	Goffatt Island Mara (a.k.a. Napier or Saingegobinaid Island), Narrows of Lake Simcoe, North Orillia, being Part 1 on Plan 51R33516, Ramara
Legal Description (Mainland)	Part Lot 31, Concession 9, Mara, being Part 1 on Plan 51R33517, Ramara
PINs	Island: 58691-0269 Mainland: 58691-0021
Site Area	Island: 11.11 acres Mainland: 0.360 acres (15,693.77 sq. ft.) Total: 11.47 acres
Shoreline	Island: approx. 3,694 ft. Mainland: approx. 67.3 ft. of lake frontage
Zoning	Island: RU — Rural Mainland: SR — Shoreline Residential (Township of Ramara Zoning By-law 2005-85
Official Plan Designation	Rural (County of Simcoe & Township of Ramara Official Plans)
Current Use	Operating cottage resort and special-events venue
List Price	\$9,500,000

LOCATION & ACCESS

Goffatt Island sits at the northeast end of Lake Simcoe, near “The Narrows” between Lake Simcoe and Lake Couchiching, within the Township of Ramara. The island is approximately 350–390 metres from the mainland, with the private mainland access parcel at 4739 Cedar Point Lane just an 850-metre, five-minute boat ride away. From there, it is a short drive to the City of Orillia (approximately 5 km) and less than a two-hour drive from the Greater Toronto Area — placing this private island retreat within comfortable weekend, corporate-retreat, or day-trip reach of over 6 million GTA residents.

Orillia, the second-largest urban centre in Simcoe County, offers full amenities — hospital, schools, shopping, dining — alongside an established four-season recreation economy anchored by Casino Rama, Mara Provincial Park, and numerous marinas, resorts, and RV parks. This is a proven, high-traffic cottage-country market, not an untested location.



ACCESS FACTS

-  Accessible by private boat or float plane — no bridge or public road access, reinforcing privacy and exclusivity.
-  Mainland parcel provides parking for 10+ vehicles, a 58-foot 'L'-shaped concrete boat dock, one-car garage, and hydro/telephone connection point.
-  Owner has also arranged use of a nearby marina/dock for larger events, allowing easier guest access and additional parking capacity for events.

A RARE PROVENANCE; THE HISTORY OF GOFFATT ISLAND

Long before it became a private island retreat, Goffatt Island had a storied institutional life. Historic records identify the property as “La Salle Villa,” owned and operated since 1928 by the Brothers of the Christian Schools of Ontario — a Catholic religious teaching order — as a retreat and gathering property. This nearly century-old legacy of communal, restorative use on the water is a rare and compelling thread for today’s buyer, particularly institutions, faith-based organizations, and family offices seeking a property with genuine heritage and story.

By the time it was acquired by its current owner on June 30, 2017, the island had sat largely abandoned for close to a decade. Two-thirds of the terrain was overgrown with dead and leaning trees, uneven gullies, and scattered stone; of the eight original structures on site, roughly 90% suffered roof leakage, close to half had significant structural tilting or partial collapse, and 80% lacked proper foundations.

What followed was a seven-year, ground-up transformation (2017–2023, with continued investment through 2025) — full site clearing and land consolidation, structural reconstruction of every major building, and installation of entirely new power, water, septic, paving, shoreline protection, and dock infrastructure. The result is a fully modernized, income-producing island resort built on a foundation with nearly a century of institutional and recreational history.



A Decade of Investment, A Generation of Value

Over \$11 Million Invested to Create One of Lake Simcoe's Most Fully Serviced Private Island Properties. Since acquiring Goffatt Island in 2017, ownership has completed an extensive multi-year redevelopment and infrastructure program exceeding \$11 million in capital investment.

Rather than incremental renovations, this program fundamentally transformed the property through comprehensive rebuilding, servicing, shoreline stabilization, utility installation, landscaping, and hospitality improvements. Today, prospective purchasers benefit from a level of infrastructure, accessibility, and operational readiness that would be extraordinarily difficult, time-consuming, and costly to replicate.

Importantly, nearly every component of this investment was completed under the logistical challenges unique to island construction, where all materials, equipment, trades, and servicing infrastructure must be transported across water. Recreating a project of similar scope today would likely require substantially greater capital than ownership's historical investment.

Capital Improvement Summary

Capital Category	Investment
Residential buildings & warehouses (10 buildings + 8 warehouses, incl. 2 container units)	\$3,910,000
Outdoor decks (8 decks, 6,200 sq. ft. total)	\$620,000
Power system (1,600-amp capacity line from mainland, 800-amp distribution, 9 panels, 6,500 ft dedicated cable + 18,000 ft distribution)	\$950,000
Water supply & sewerage (3 purification systems, 12,000 ft piping, 3 septic systems)	\$620,000
Island-wide paving (36,000 sf gravel roads & yards)	\$430,000
Shoreline protection (riprap armouring, full perimeter)	\$380,000
Landscape construction (18 themed zones, shoreline + interior)	\$390,000
Dock renovation & new construction (2 new docks + original pier maintenance/dredging)	\$260,000
Site clearing, land consolidation & waste disposal (2017-2023)	\$1,440,000
Miscellaneous (equipment, tools, recreational facilities)	\$210,000
Land acquisition (island + mainland parcel, 2017)	\$1,880,000
Financing / capital carrying costs (7-year average)	\$1,730,000

Total Capital Investment (2017 - October 2023): \$10,840,000
Supplementary Investment (2024-2025, incl. landscaping): approx. \$670,000+

The figures above represents ownership's reported capital investment.



Major Improvements Highlights Include

- Infrastructure & Servicing
- Hospitality & Accommodation Improvements
- Marine & Shoreline Infrastructure
- Site Development & Landscaping

MAIN IMPROVEMENTS:
BUILDING-BY-BUILDING OVERVIEW



SIX-UNIT COTTAGE
BUILDING

3,230 SQ. FT.

Converted from a motel-style structure into six self-contained 2-bedroom suites, each with full kitchen and 3-piece bath. New vinyl siding, re-shingled roof, replaced windows; hardwood flooring and painted finishes throughout.



MAIN STORAGE &
MECHANICAL BUILDING
& CONFERENCE CENTRE

1,920 SQ. FT.

Aluminum-sided utility building housing lawn equipment, tools, and mechanical supplies.



CHAPEL BUILDING
(CONVERTIBLE)

404 SQ. FT.

Original chapel structure, framed for conversion into a self-contained cottage suite — a distinctive heritage feature tying back to the island's institutional past.



THREE-BEDROOM
COTTAGE

926 SQ. FT.

Most northerly building on the island; open-concept living/dining, 3-piece bath, wood laminate flooring, UV water filtration, and a new deck overlooking the island's natural, wooded north half.



TWO-BEDROOM
COTTAGE

335 SQ. FT.

Self-contained cottage with full kitchen, 3-piece bath, and living area, located south of the Main Cottage Building.



MAIN COTTAGE &
RECREATION BUILDING

2,600 SQ. FT.

The heart of the resort — raised onto new poured-concrete piers/footings to meet Lake Simcoe Region Conservation Authority elevation requirements. Houses a large recreation/games room, entertainment area, galley kitchen, dining room, two bedrooms, living room, and a wraparound pressure-treated deck overlooking the water.



DOCK & BOAT PARKING

Ample dock & boat parking available, including a 65 ft. concrete pier, a wooden dock structure, alongside a drive-in boat house with ramp access and wood plank flooring.



SEPARATE WASHROOMS

A separate washroom building consisting of two separate washroom facilities.

MAIN IMPROVEMENTS;
BUILDING-BY-BUILDING OVERVIEW



SHARED AMENITIES &
SITE PERFORMANCE

- 9 configured guest suites total: 1 studio, 3 one-bedroom + den, 3 two-bedroom, 2 three-bedroom
- Conference and dining hall with commercial-capacity kitchen
- General store / retail space
- Caretaker's / staff accommodation
- Public washrooms and shower/change facilities
- Children's playground
- Illuminated perimeter walkway with well-water stations
- Multiple developed beach areas
- 65-ft. original concrete pier plus two newly constructed docks
- Approximately 5 acres of cleared, landscaped grounds (south half); remaining north half wooded, with undergrowth cleared and replaced with grasses — offering natural expansion potential



OUTDOOR SEATING &
FIRE PIT AREA



HOTEL GROUP & LAND SPECIALISTS
DINING &
CONFERENCE SPACE



PRIVATE BEACH

OUTSTANDING OUTDOOR
AMENITIES & RECREATION



OUTDOOR PICNIC AREA
OVERLOOKING THE WATER



MANICURED LAWN &
BEACH SPACE



SEATING &
RELAXATION SPACE



OUTDOOR DINING &
ENTERTAINMENT AREA



WEDDING & SPECIAL EVENT AREA

SPACIOUS, BRIGHT & WELCOMING
ACCOMMODATIONS

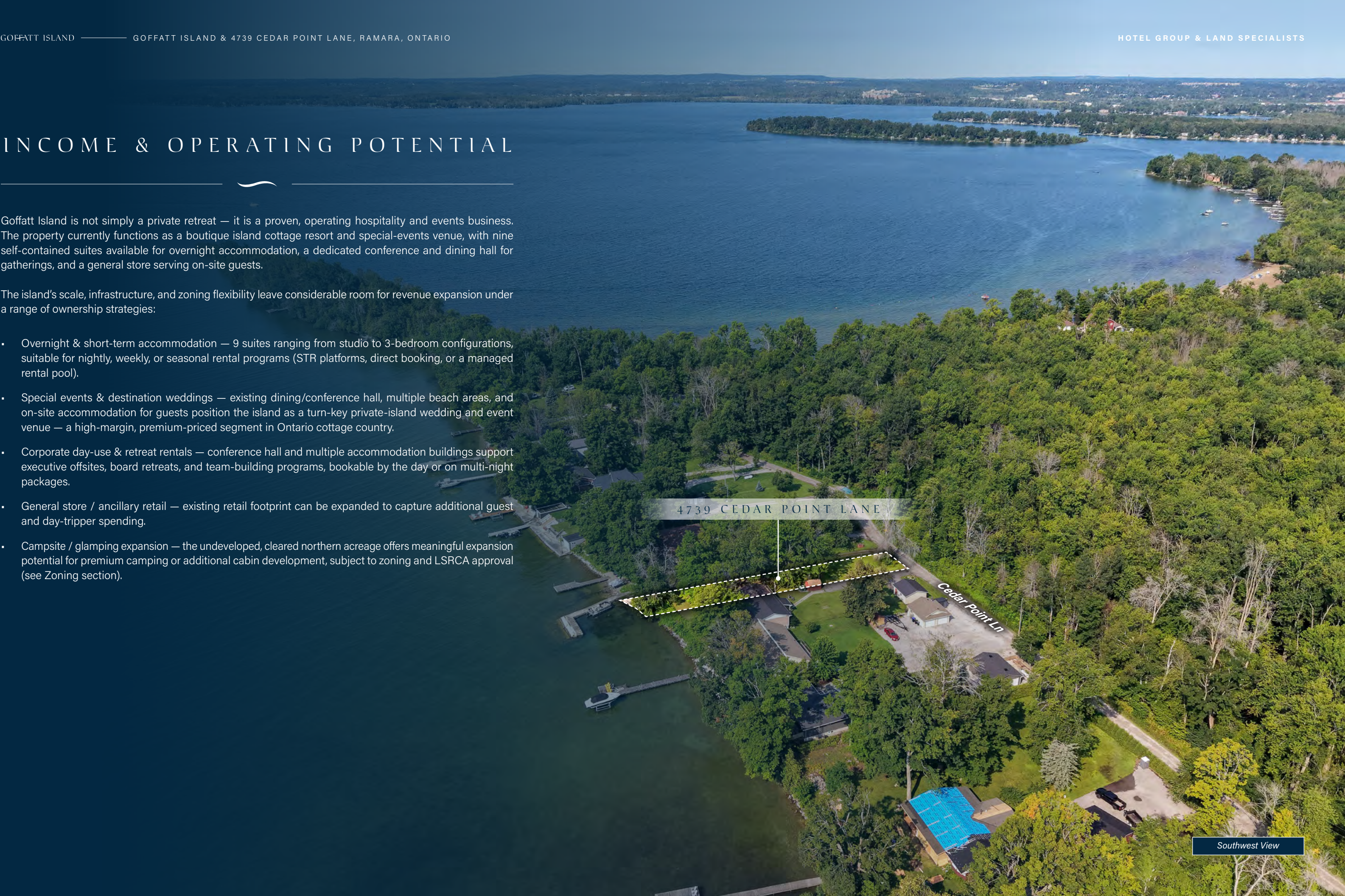


INCOME & OPERATING POTENTIAL

Goffatt Island is not simply a private retreat — it is a proven, operating hospitality and events business. The property currently functions as a boutique island cottage resort and special-events venue, with nine self-contained suites available for overnight accommodation, a dedicated conference and dining hall for gatherings, and a general store serving on-site guests.

The island's scale, infrastructure, and zoning flexibility leave considerable room for revenue expansion under a range of ownership strategies:

- Overnight & short-term accommodation — 9 suites ranging from studio to 3-bedroom configurations, suitable for nightly, weekly, or seasonal rental programs (STR platforms, direct booking, or a managed rental pool).
- Special events & destination weddings — existing dining/conference hall, multiple beach areas, and on-site accommodation for guests position the island as a turn-key private-island wedding and event venue — a high-margin, premium-priced segment in Ontario cottage country.
- Corporate day-use & retreat rentals — conference hall and multiple accommodation buildings support executive offsites, board retreats, and team-building programs, bookable by the day or on multi-night packages.
- General store / ancillary retail — existing retail footprint can be expanded to capture additional guest and day-tripper spending.
- Campsite / glamping expansion — the undeveloped, cleared northern acreage offers meaningful expansion potential for premium camping or additional cabin development, subject to zoning and LSRCA approval (see Zoning section).



Southwest View

AN INVESTMENT OPPORTUNITY FOR EVERY BUYER PROFILE

THE PRIVATE FAMILY LEGACY ESTATE

For ultra-high-net-worth individuals and family offices, Goffatt Island offers something money alone cannot easily buy: a fully built-out, self-sufficient private island with nearly a century of history, positioned within two hours of the GTA. A single-family use is the property's baseline highest-and-best-use, with the existing nine-suite configuration easily suited to multi-generational family compound living — primary residence, guest cottages, and staff quarters all in place.

CORPORATE RETREAT & EXECUTIVE TRAINING CENTRE

Companies and family offices increasingly seek private, distraction-free offsite environments for leadership retreats, board meetings, and team-building. The island's existing conference and dining hall, multiple separate accommodation buildings, and boat-only access deliver an inherent level of privacy and security that no mainland conference centre can replicate.

FAITH-BASED & INSTITUTIONAL RETREAT PROPERTY

Goffatt Island's own history as "La Salle Villa" — operated since 1928 by the Brothers of the Christian Schools of Ontario — is a direct, authentic tie to this buyer pool. This is not a speculative angle: a directly comparable Lake Simcoe waterfront retreat compound (200 Invermara Court, Orillia — formerly operated by the Sisters of St. Joseph) sold for \$7,000,000 in May 2024 to the Roman Catholic Episcopal Corporation for the Diocese of Toronto, confirming active, well-capitalized institutional demand for exactly this type of property in this exact market.

SUMMER CAMP/YOUTH & COMMUNITY CAMP OPERATOR

The island setting provides natural supervision and containment advantages for youth and community camp programming, along with existing dormitory-style and multi-bedroom buildings, a dining hall, playground, and beach areas. Precedent: Stoneleigh Lake, Bracebridge — a camp property with dormitories, cabins, and sport facilities — sold for \$8,025,000 in February 2025 to a program operator, confirming that well-capitalized camp/program buyers are active in the broader Muskoka/cottage-country region.

AN INVESTMENT OPPORTUNITY
FOR EVERY BUYER PROFILE

BOUTIQUE HOSPITALITY, INN &
SHORT-TERM RENTAL PORTFOLIO

With 9 already-configured, self-contained suites plus a dining/conference hall and general store, the property is effectively a ready-made boutique inn. Hospitality operators or short-term-rental investors could step in and continue — or scale — operations with minimal additional capital, layering in professional revenue management, direct booking channels, and expanded event programming.

DESTINATION WEDDINGS & SPECIAL
EVENT USE

The combination of a dedicated dining/conference hall, multiple scenic beach areas, docks, and on-site overnight accommodation for guests and wedding parties makes Goffatt Island a compelling, private, all-in-one destination-wedding and special-events property — a high-margin segment increasingly sought after in the Ontario cottage-country events market.

WELLNESS RETREAT & ECO-TOURISM
/ GLAMPING DESTINATION

Approximately six acres on the island's north half — cleared of undergrowth but left naturally treed — offer meaningful expansion potential for a premium wellness retreat, eco-tourism lodge, or glamping development, capitalizing on strong growth in Ontario nature-based and wellness tourism, subject to zoning/LSRCA approval.

CULTURAL & COMMUNITY
ASSOCIATION RETREAT

The resort's current operation is geared toward, and popular with, the Chinese-Canadian community — providing a proven affinity among cultural and community associations, membership clubs, or family associations that could continue or expand this positioning as a private members' retreat.

SCARCITY-VALUE
LAND BANK/LONG
TERM LEGACY HOLD

Independent of any specific operating use, most large islands on central Ontario lakes have long since been subdivided into small cottage lots — making an intact, 11-acre island with this level of infrastructure a genuinely “one of a kind” holding. For a patient capital investor, the scarcity of the underlying real estate is an investment thesis on its own.

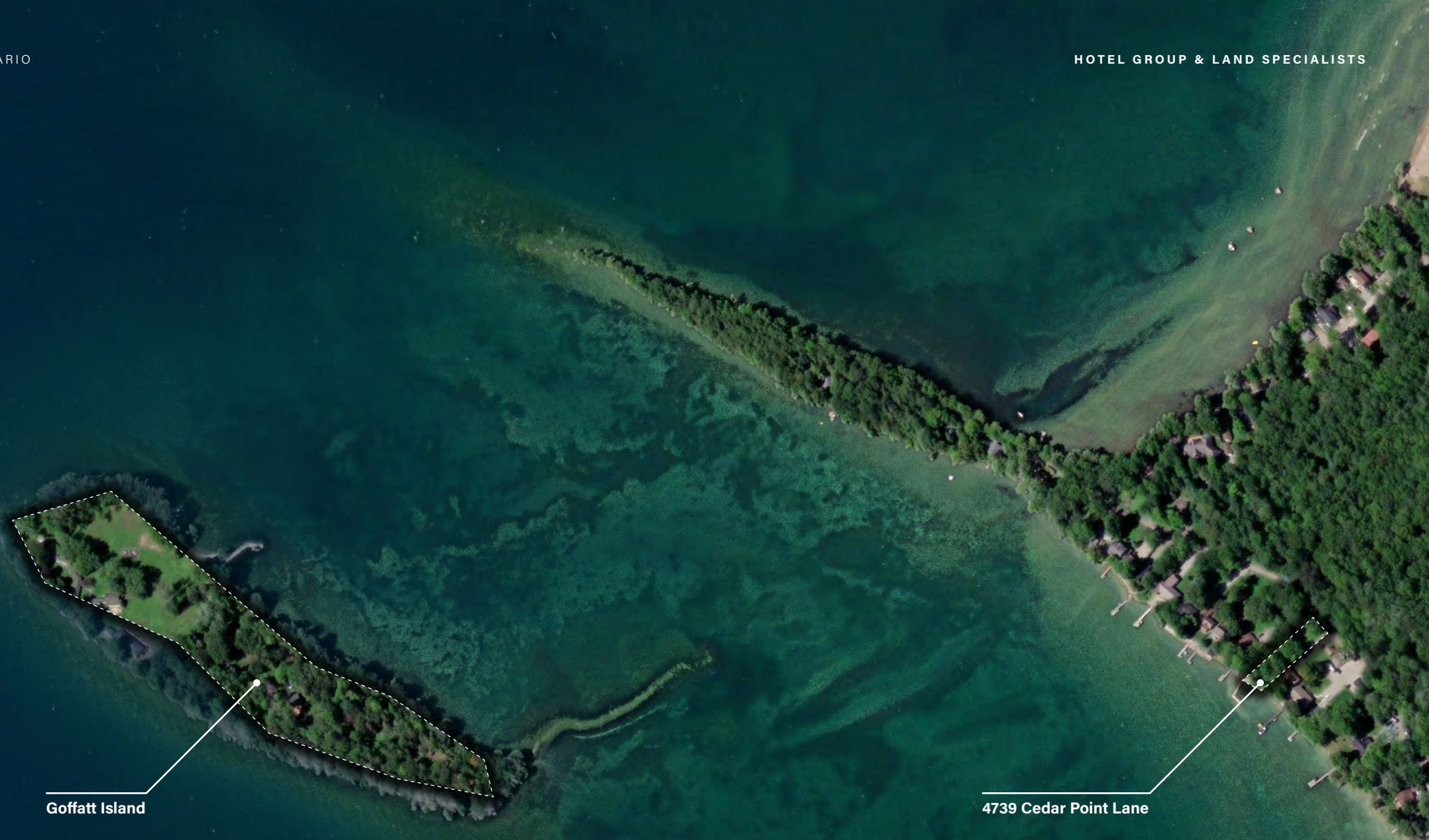
ZONING, LAND USE & REGULATORY SUMMARY

The island (Goffatt Island) is zoned RU — Rural under Township of Ramara Zoning By-law 2005-85, while the mainland access parcel (4739 Cedar Point Lane) is zoned SR — Shoreline Residential. Both parcels carry a Rural designation under the County of Simcoe and Township of Ramara Official Plans.

The existing multi-building resort configuration is recognized as legal non-conforming use, preserving the current footprint and use while any expansion, conversion, or intensification (e.g., additional cabins, campsites, or a formal commercial/institutional use) would require municipal approval.

Permits & Compliance on File

- LSRCA Permit RP.2020.036 (issued May 26, 2020) — authorized alteration of the foundation for the Main Cottage Building and construction of a new deck.
- Township of Ramara Building Permit 2020-0136 — foundation repair / renovation / deck (issued June 4, 2020).
- Township of Ramara Plumbing Permit 2020-0137 (issued June 4, 2020).
- ESA Certificate of Acceptance (August 2023) confirming electrical installations, including an 800-amp service renovation, meet the Ontario Electrical Safety Code.



GOFFATT ISLAND

An Eleven - Acre Private Island Estate
on Lake Simcoe

PRICE: \$9,500,000

- Private showings by appointment only, via boat, coordinated through the listing brokerage
 - Confidentiality agreement required prior to release of full due diligence package

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