



**REMAX**  
CROWN REALTY INC. BROKERAGE

2236 Bay Estates Road N

SHEGULANDAH

**STEVEN**  
**KUULA**  
**TEAM**  
Manitoulin

# Welcome to 2236 Bay Estates Road N



From the moment you step inside, the pride of ownership is unmistakable. The open-concept main floor is built for connection, where the kitchen serves as the social hub. With premium granite countertops, high-end finishes, and a commercial-grade, double-wide fridge/freezer, it is a space designed for hosting everything from casual summer brunches to large family holidays. Hardwood and tile flooring flow throughout, grounding the home in warmth and durability.

The transition from indoors to the breathtaking scenery of the bay is effortless. Open the doors from your kitchen or living area and step onto an expansive 700-square-foot deck. Whether you're watching the morning sun rise over the mountains toward Killarney with a coffee in hand or hosting a sunset dinner, this space offers an unobstructed, cinematic view of the water. For more intimate moments, the secluded primary suite on the second floor offers its own private deck, walk-in closets, and a spa-inspired ensuite bath featuring both a stand-up shower and a deep soaking tub.

The Sellers have invested in comfort and efficiency, including a brand-new forced-air furnace and high-efficiency air conditioning installed this year.

This is a true turnkey property. Every detail, from the manicured landscaping to the front stone patio, has been lovingly maintained for years. Located just a scenic 20-minute drive from Little Current, this home offers the perfect balance of seclusion and accessibility. Come experience the magic of Bay Estates for yourself—this home is ready to welcome you.

## FEATURES YOU WILL LOVE:

- **The Workshop & Storage:** A large, detached double garage with extra-high ceilings provides ample space for projects or protecting your vehicle through the winter.
- **The Sauna:** After a day on the water, retreat to your private wood-burning sauna—the ultimate way to unwind.
- **For Guests:** A charming, dedicated "bunkie" ensures kids, grandkids, or friends have their own magical space to recharge.
- **Waterfront Ready:** With over 100 feet of prime frontage on Lake Huron, and an included aluminum dock system, your water toys are ready to launch at a moment's notice.

### From the desk of Steven...

Manitoulin has been part of my life for as long as I can remember. I grew up here, weekend after weekend, every school break, every holiday. My parents brought my sister Rhonda and myself any chance they had—Easter, Christmas, long weekends, summer vacation—this Island was our second home long before I ever sold real estate.

That's why I don't just sell homes here—I feel them. I know how the light hits the lake at sunset, how the scent of pine and fresh air welcomes you, and how rare it is to find a place that just feels right.

That's the feeling I hope shines through every story, every photo, every page of this keepsake. Because this isn't just a listing—it's someone's legacy, and maybe your next chapter.





# 2236 Bay Estates Road N. Sheguiandah, ON





This home was designed to accommodate life in all its stages. The lower level features its own private entrance, two spacious bedrooms, and an open living and dining area—a perfect setup for long-term guests, extended family, or a high-end rental opportunity.



Scan the QR code to view more details about this listing



## EXPLORE SHEGUIANDAH

**Sheguiandah (in Howland Township) Manitoulin Island is a hamlet found on the Hwy 6 corridor with accessibility to the North Channel.**

**The Lewis twin peaks hiking trail is in Sheguiandah and is accessible from the west side of Hwy 6, just across from Paradise Motel. Approximately 2km in length and a relatively easy hike, the trail nevertheless provides two quite spectacular views of Bass Lake and the North Channel. The lookouts are on Quartzite outcrops.**

**Centennial Museum of Sheguiandah has 3 outbuildings and the main museum provides a wealth of artifacts to see with interesting notes and stories to help.**



# STEVEN KUULA

My real estate journey started with family—quite literally. My first sale was my grandmother’s home. It’s as if Mamma was waiting for me to get my license to pass the torch, trusting me to honour her home the way it deserved. From that moment, I knew I’d found my purpose.

I built my business in Sudbury, where I founded and led the highly successful Kuula Team—a name synonymous with results, trust, and an unwavering commitment to our clients. Now, I’m taking everything I’ve learned, and expanding to include beautiful Manitoulin Island, bringing all the passion and expertise I’ve gained, and focusing it right where my heart has always been—Manitoulin Island.

Manitoulin has always been more than just a place to visit—it’s part of who I am. Growing up, my parents, Ann and Ron Kuula, brought my sister Rhonda and I to our family cottage on Lake Manitou. Those months were filled with laughter, campfires, and adventures—creating memories that stay with me to this day. Now, I’m lucky enough to live here full-time, helping others find their own slice of paradise on this beautiful island.



STEVEN KUULA, BROKER



Photo taken by my Mom ♥ Ann Kuula.  
My sister Rhonda and I at our camp on Irish Line,  
Lake Manitou,  
Manitoulin Island.  
Easter 1978.



**STEVEN**  
**KUULA** Broker  
**TEAM**  
*Manitoulin*

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Your Island Realtor,  
Your Island Advantage!

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