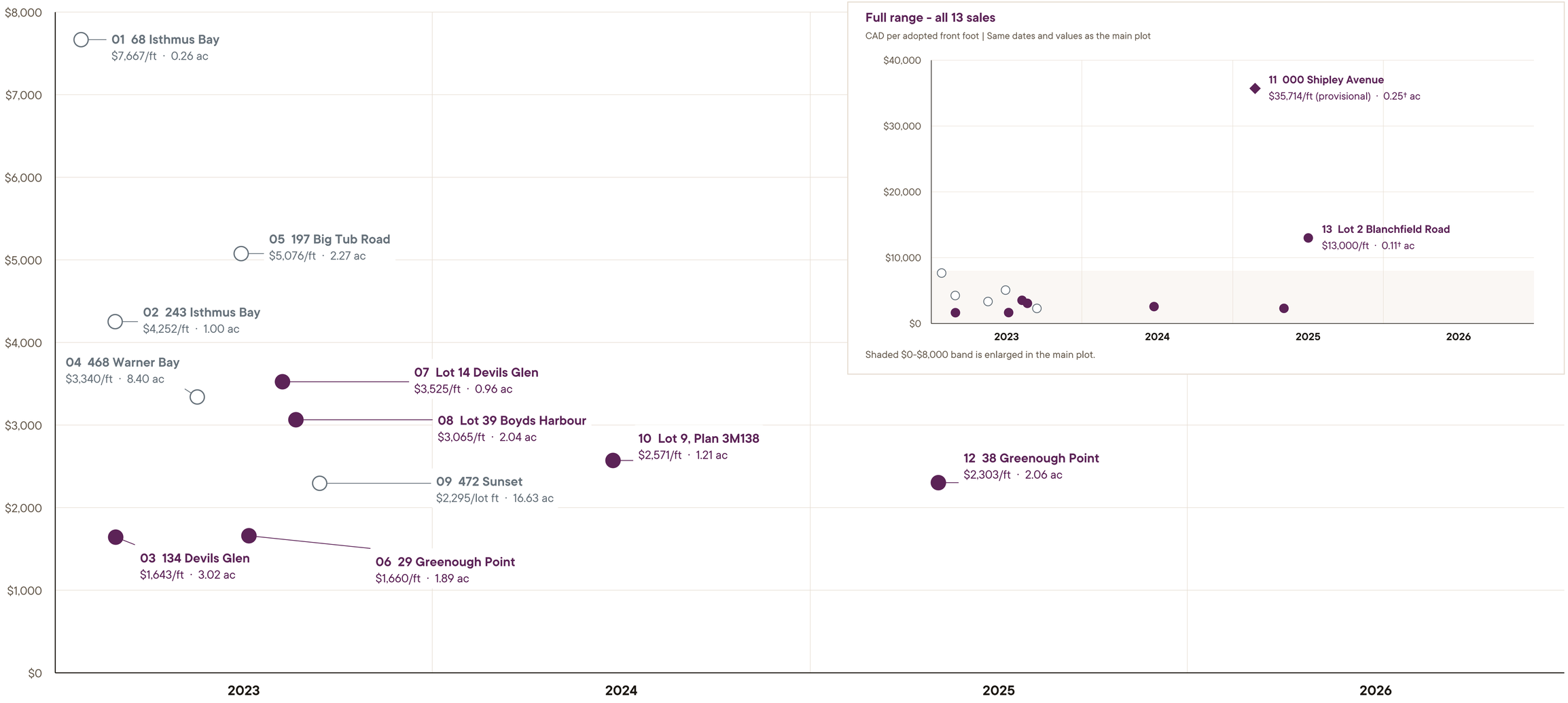
Selected comparable sales - full price range

13 distinct sales | Appraisal and southern comparables integrated | Lot sizes shown | One chart page and one combined table

Main plot: enlarged $0-$8,000 range. Inset: all 13 sales through $40,000/ft. No upper selection cap. Each label shows the rate and the lot size in acres.



Purple: land comparisons Purple diamonds: provisional frontage Open grey: other-property / road-separated references † Lot size derived from listing lot dimensions

Southern sales: Shipley $35,714/ft is provisional (35-ft MLS water frontage; 50 ft is road frontage); Blanchfield $13,000/ft uses 50 ft. Both disclose unowned shoreline allowances. Final Shipley parcel / survey remain unverified; no blanket southern location uplift is inferred.

38 Greenough retains 152 ft and $2,302.63/ft. 472 Sunset is road-separated context: $2,295/lot ft is not a verified waterfront rate. Dates, lot sizes, frontage bases and qualifications appear in the combined table on page 2.

egan team REAL ESTATE

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Selected comparable sales - combined table

13 transactions | Lot size added | Ordered by transaction date

All amounts in Canadian dollars. Comps 01-13 numbered by transaction date. Lot sizes in acres; frontage bases and qualifications appear in Comments.

Comp number	Address	Transaction date	Sale price	Lot size (acres)	Lineal frontage (feet)	Price per lineal front foot	Comments
01	68 Isthmus Bay Road	2023-01-26	$575,000	0.26	75.00	$7,666.67	Georgian Bay reference. Uses appraisal frontage of 75 ft; no separate Manual Calc. frontage recorded.
02	243 Isthmus Bay Road	2023-02-28	$455,000	1.00	107.00	$4,252.34	Georgian Bay reference. Shoreline is across the road; outside the road-free Lake Huron land comparison.
03	134 Devils Glen	2023-02-28*	$460,000	3.02	280.00	$1,642.86	Historical land record. Waterfront, road access, hydro and vacant-land condition at sale still require confirmation.
04	468 Warner Bay Road	2023-05-18*	$1,650,000	8.40	494.00	$3,340.08	Improved property: house plus four cottages. Manual Calc. frontage 494 ft retained; appraisal 575 ft gives $2,870/ft. Gross price is not land-only value.
05	197 Big Tub Road	2023-06-30	$1,000,000	2.27	197.00	$5,076.14	Three-lot parcel with older cabin; improved-property reference. Entire $1M transaction counted once.
06	29 Greenough Point Road	2023-07-07*	$400,000	1.89	241.00	$1,659.75	Duplicate appearance in earlier lists consolidated. Manual Calc. frontage 241 ft retained; appraisal 200 ft gives $2,000/ft. Date and mapping require reconciliation.
07	Lot 14 Devils Glen	2023-08-09	$415,000	0.96	117.74	$3,524.72	Appraisal land reference. Manual Calc. frontage 117.74 ft retained; appraisal 114.74 ft gives $3,617/ft.
08	Lot 39 Boyds Harbour Loop	2023-08-22	$475,000	2.04	155.00	$3,064.52	Appraisal land reference. Transaction date is the August 22, 2023 closing; the earlier register carried the May 1 agreement date.
09	472 Sunset Drive, Kincardine	2023-09-14	$420,000	16.63	183.00 Lot frontage	$2,295.08 Per lot-front foot	Road-separated reference: Sunset Drive lies between lot and lake. 183 ft is lot frontage, not verified shoreline; the rate is per lot-front foot.
10	Lot 9, Plan 3M138	2024-06-24	$360,000	1.21	140.00	$2,571.43	Lake Huron / Baptist Harbour. Sale details verified. Manual Calc. frontage 140 ft retained; listing describes 134 ft ($2,687/ft).
11	000 Shipley Avenue	2025-02-24	$1,250,000	0.25† Derived	35.00 Provisional	$35,714.29 Provisional	Port Elgin / Gobles Grove. 35-ft water frontage provisional; road frontage 50 ft. Unowned shore allowance; stream / R1-EP constraints. Final survey and severance unverified.
12	38 Greenough Point Road	2025-05-05	$350,000	2.06	152.00	$2,302.63	Greenough Harbour: Manual Calc. frontage of 152 ft, confirmed October 30, 2026.
13	Lot 2 Blanchfield Road	2025-07-03	$650,000	0.11† Derived	50.00	$13,000.00	Southampton vacant waterfront; MPAC confirmed. 15.24 m = 50 ft; registry $650,000 on July 4, 2025. Estate sale; unowned shore allowance / Town land. Services available.

* Register date retained where a closing date was not independently captured. Other transaction dates are closing dates. For Blanchfield, the closing was July 3, 2025 and the registry transfer was July 4, 2025. Figures are unadjusted; different property types and frontage bases remain identified.

Lot sizes: transaction register / listing acreage where recorded; 68 Isthmus Bay (0.26 ac) and 197 Big Tub Road (2.27 ac) from the March 2026 appraisal. † Shipley and Blanchfield have no recorded acreage: shown areas are derived from listing lot dimensions (50 x 215 ft and 50.04 x 100.04 ft) and lot shapes may be irregular.

Three sales shown in the October 30 draft (Lot 4 Dorcas Bay Road, N/A Little Pine Drive and 128 Devils Glen Road) are not included in this comparable set. Sources: October 30 transaction register; retained March 2026 appraisal comparisons; saved listing records; southern research including GeoWarehouse and MPAC. No qualifying road-free Kincardine sale was verified in the southern search.

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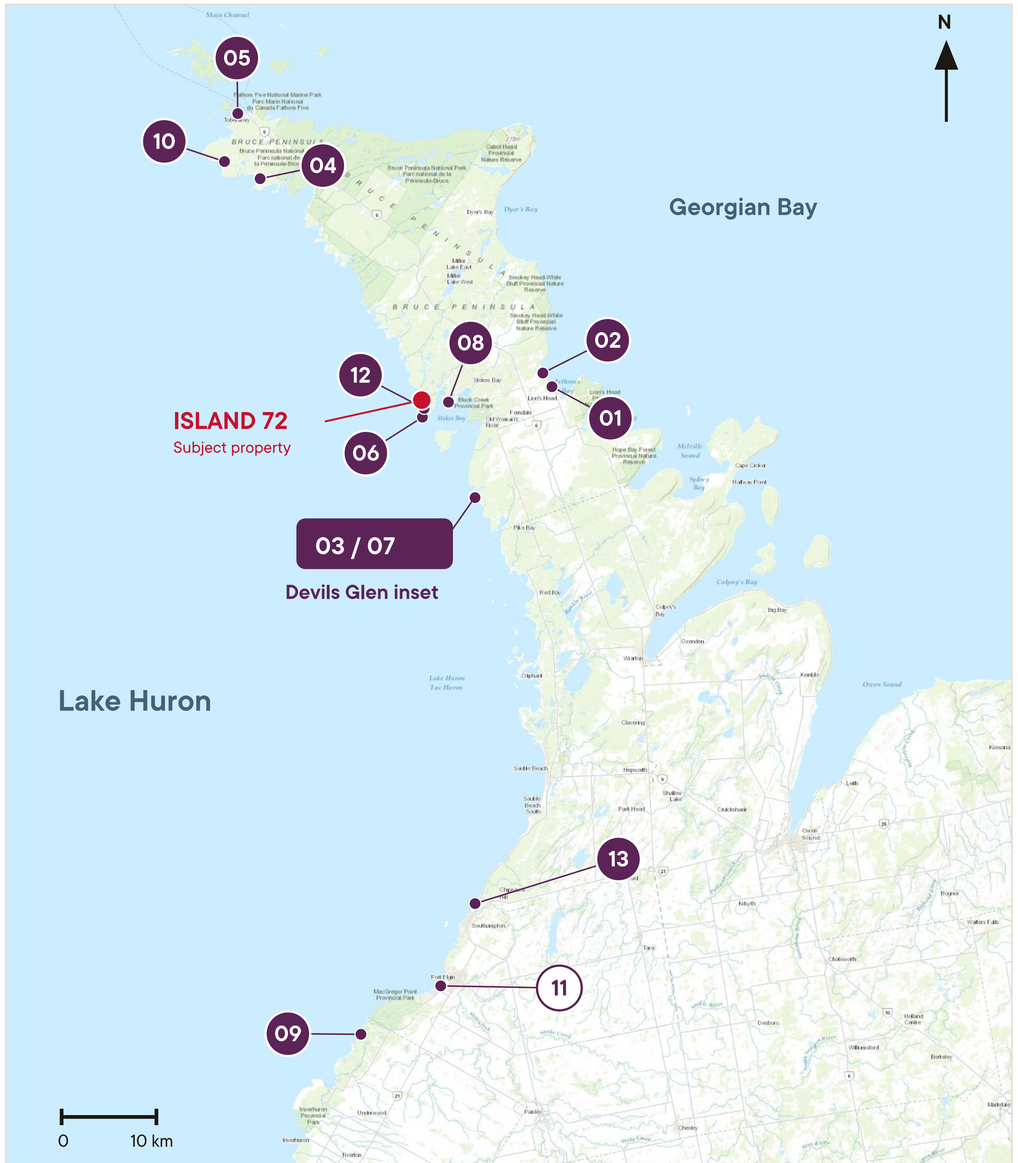
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Property location map

13 retained comparables | Island 72 marked in red | Numbers match the chart, table and property pages



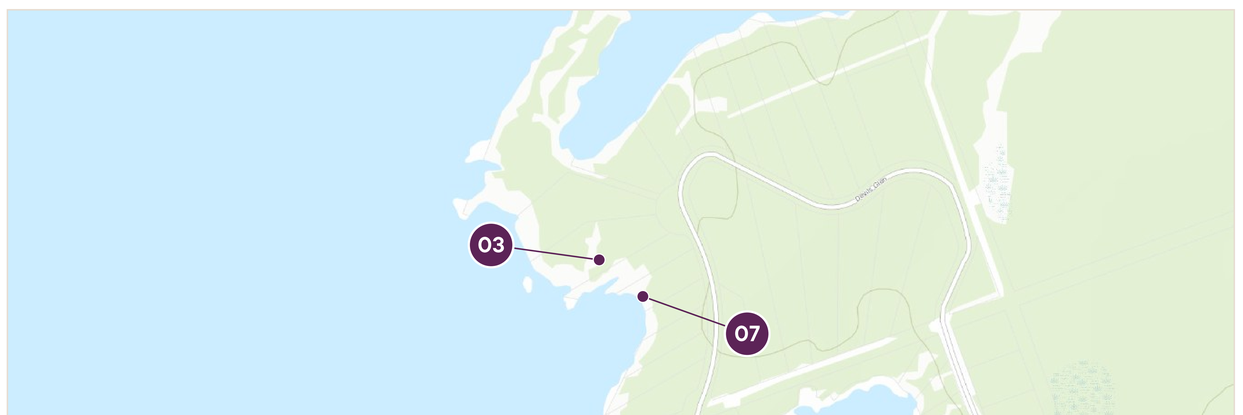
Approximate locations. Red: Island 72, from the listing map. 11 marks the Shipley Avenue area; final parcel is unverified. 05 locates one child parcel of a three-lot sale. Other markers use GeoWarehouse map centres.

Property key

Click a property name or map number to open its page.

●	**Island 72 - subject property (location from the listing map; approximate)**	
01	68 Isthmus Bay Road	p. 4
02	243 Isthmus Bay Road	p. 5
03	134 Devils Glen	p. 6
04	468 Warner Bay Road	p. 7
05	197 Big Tub Road	p. 8
06	29 Greenough Point Road	p. 9
07	Lot 14 Devils Glen	p. 10
08	Lot 39 Boyds Harbour Loop	p. 11
09	472 Sunset Drive, Kincardine	p. 12
10	Lot 9, Plan 3M138	p. 13
11	000 Shipley Avenue · area locator only	p. 14
12	38 Greenough Point Road	p. 15
13	Lot 2 Blanchfield Road	p. 16

Devils Glen - two nearby properties



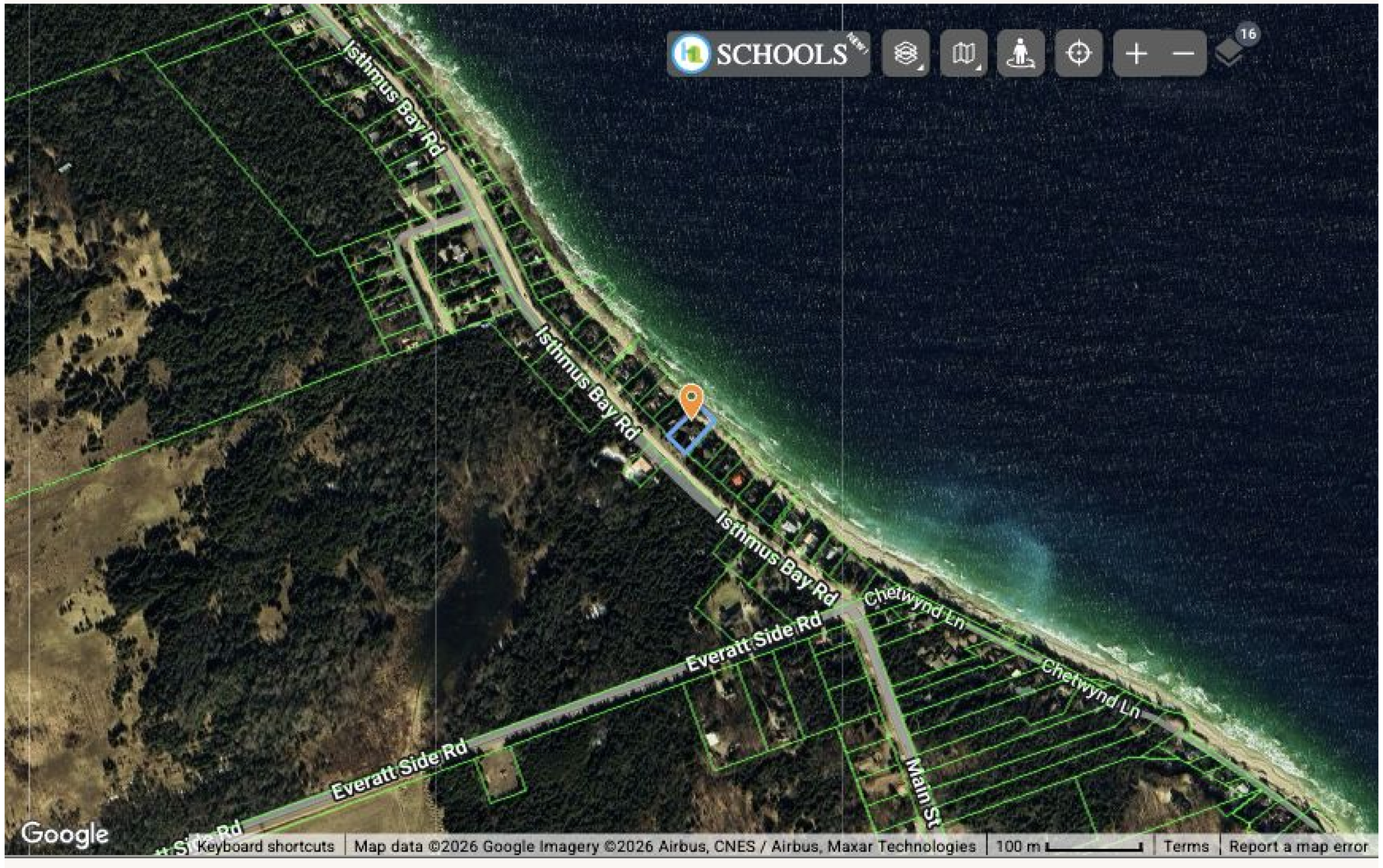
Basemap: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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01 68 Isthmus Bay Road

Other-property reference

$7,666.67
CAD / lineal front foot



A ribbon of shoreline lots along Isthmus Bay Road, with Everatt Side Road and wooded backland visible. Georgian Bay lies along the northeast-facing shoreline.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION

$575,000

January 26, 2023
Closing date

FRONTAGE

75.00 ft

LOT SIZE

0.26 ac

Appraisal frontage; no Manual Calc. frontage alternative recorded

Lot size: March 2026 appraisal: 75 ft x 150 ft (0.26 acres).

COMMENTS

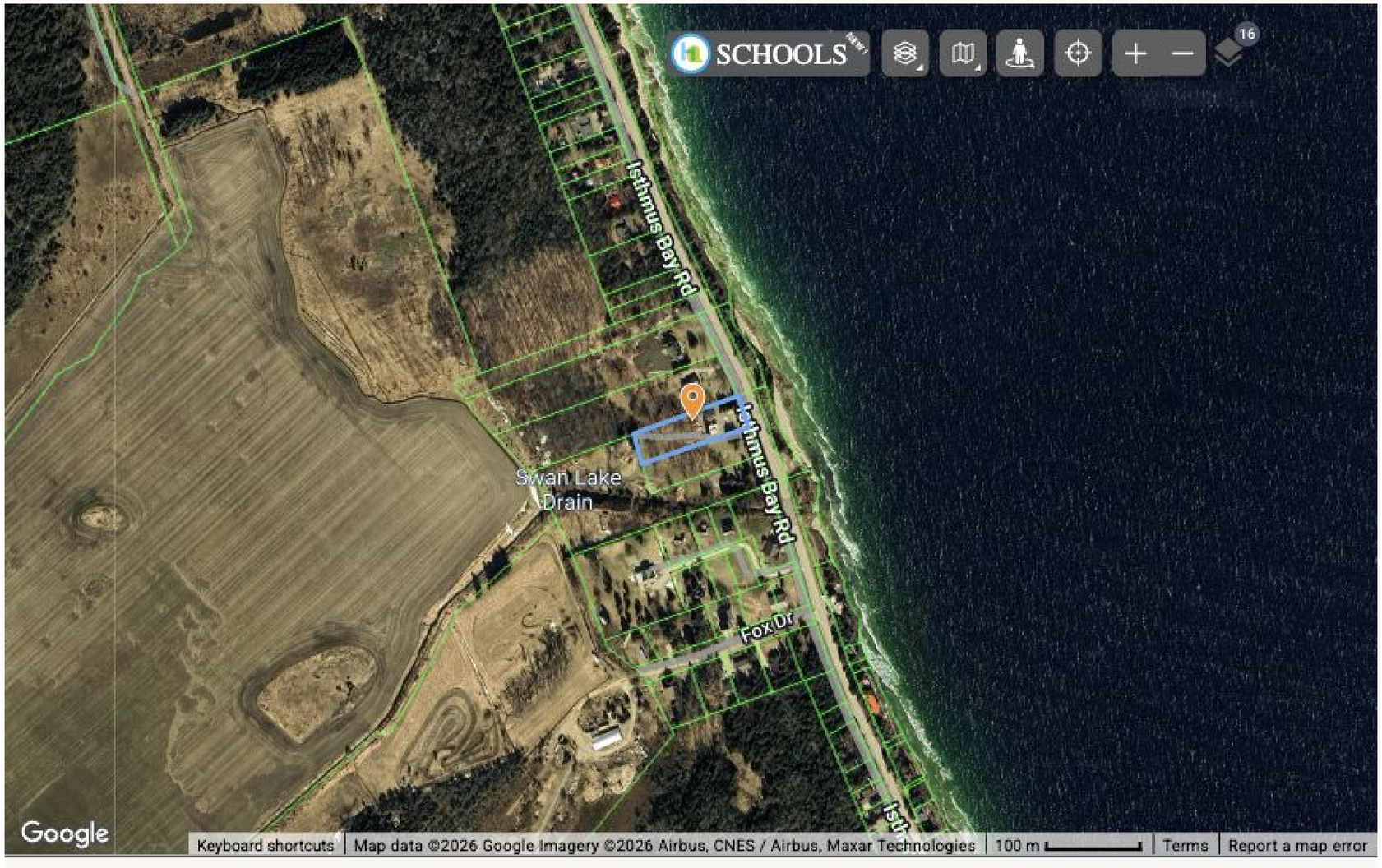
Georgian Bay reference. Uses the appraisal frontage of 75 ft; no separate Manual Calc. frontage recorded.

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02 243 Isthmus Bay Road

Other-property reference

$4,252.34
CAD / lineal front foot



The outlined main parcel sits west of Isthmus Bay Road; the shoreline is across the road. Surrounding farmland, Swan Lake Drain and Fox Drive provide context.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION

$455,000

February 28, 2023
Closing date

FRONTAGE

107.00 ft
Manual Calc. frontage

LOT SIZE

1.00 ac

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

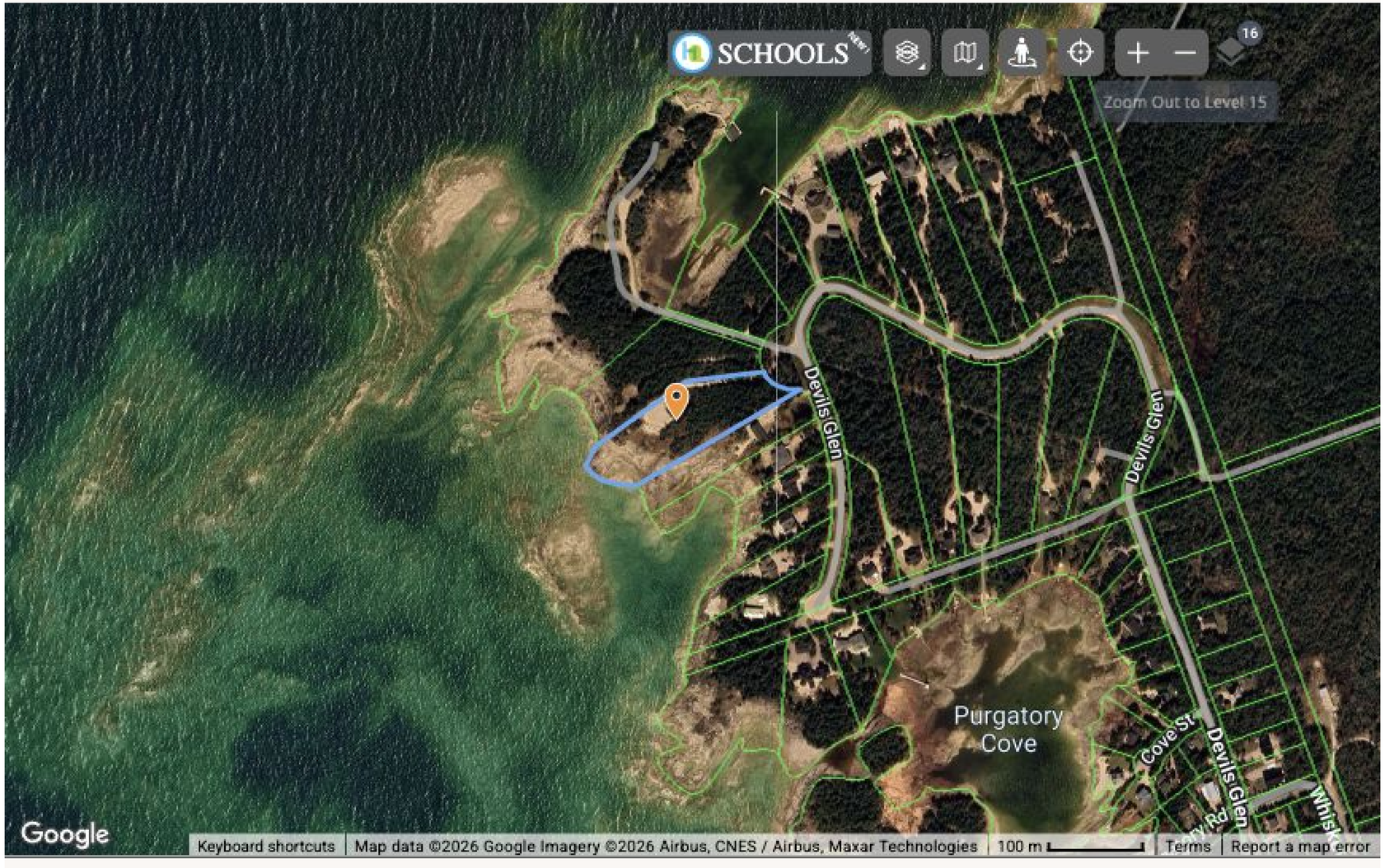
Georgian Bay reference. Listing describes crossing the road to the shore; keep outside the road-free Lake Huron land comparison.

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03 134 Devils Glen

Land comparison

$1,642.86
CAD / lineal front foot



A rocky projection beside the Devils Glen shoreline lots, with Purgatory Cove and the local road loop visible to the southeast.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION
$460,000

February 28, 2023
Register date; closing unconfirmed

FRONTAGE
280.00 ft
Manual Calc. frontage

LOT SIZE
3.02 ac

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

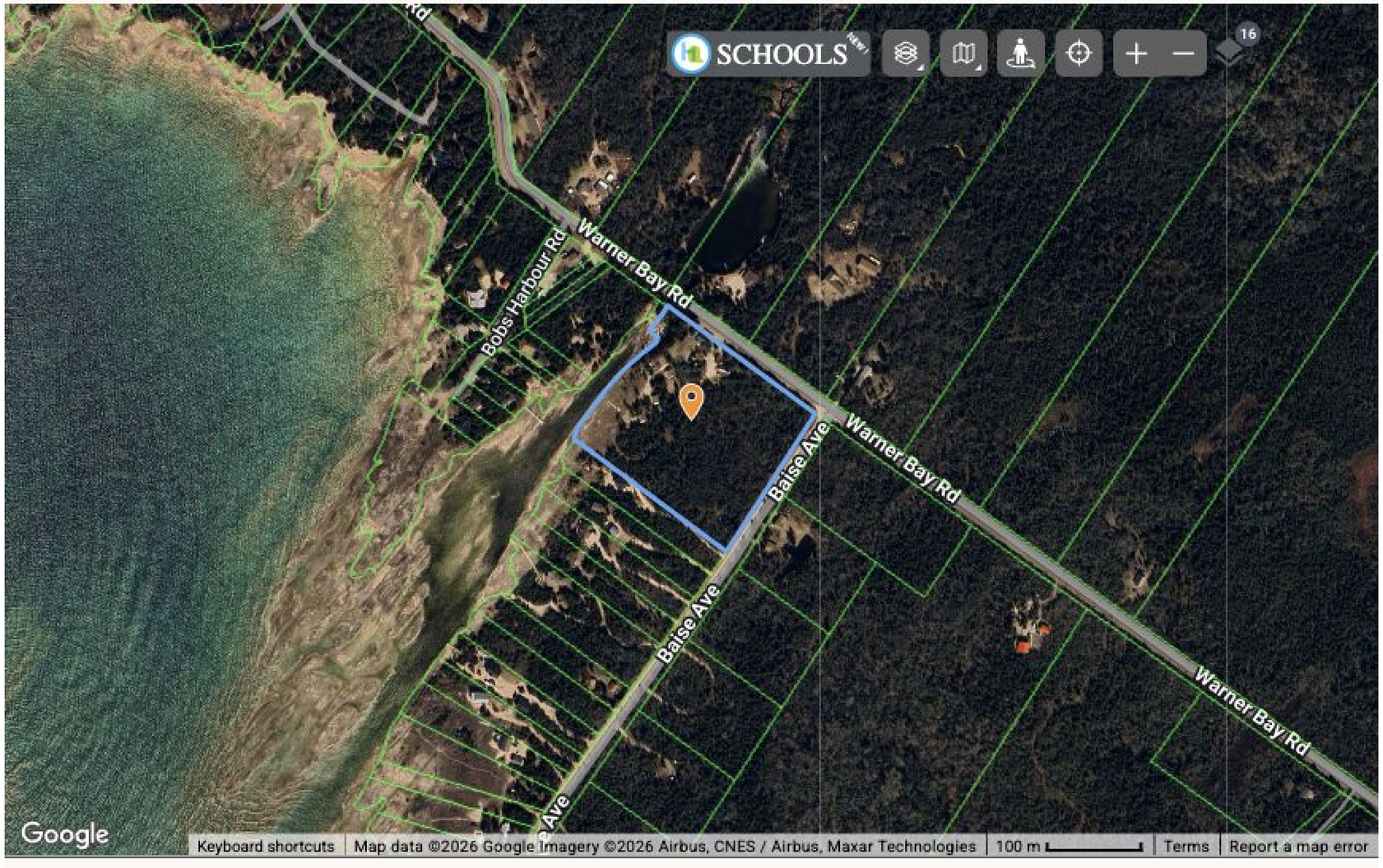
Historical land record. Waterfront, road access, hydro and vacant-land condition at sale still require confirmation.

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04 468 Warner Bay Road

Other-property reference

$3,340.08
CAD / lineal front foot



The outlined parcel lies between Warner Bay Road, Bobs Harbour Road and Balsam Avenue, with shoreline lots on either side. The comparable includes improvements.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION

$1,650,000

May 18, 2023
Register date; closing unconfirmed

FRONTAGE
494.00 ft
Manual Calc. frontage

LOT SIZE
8.40 ac

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

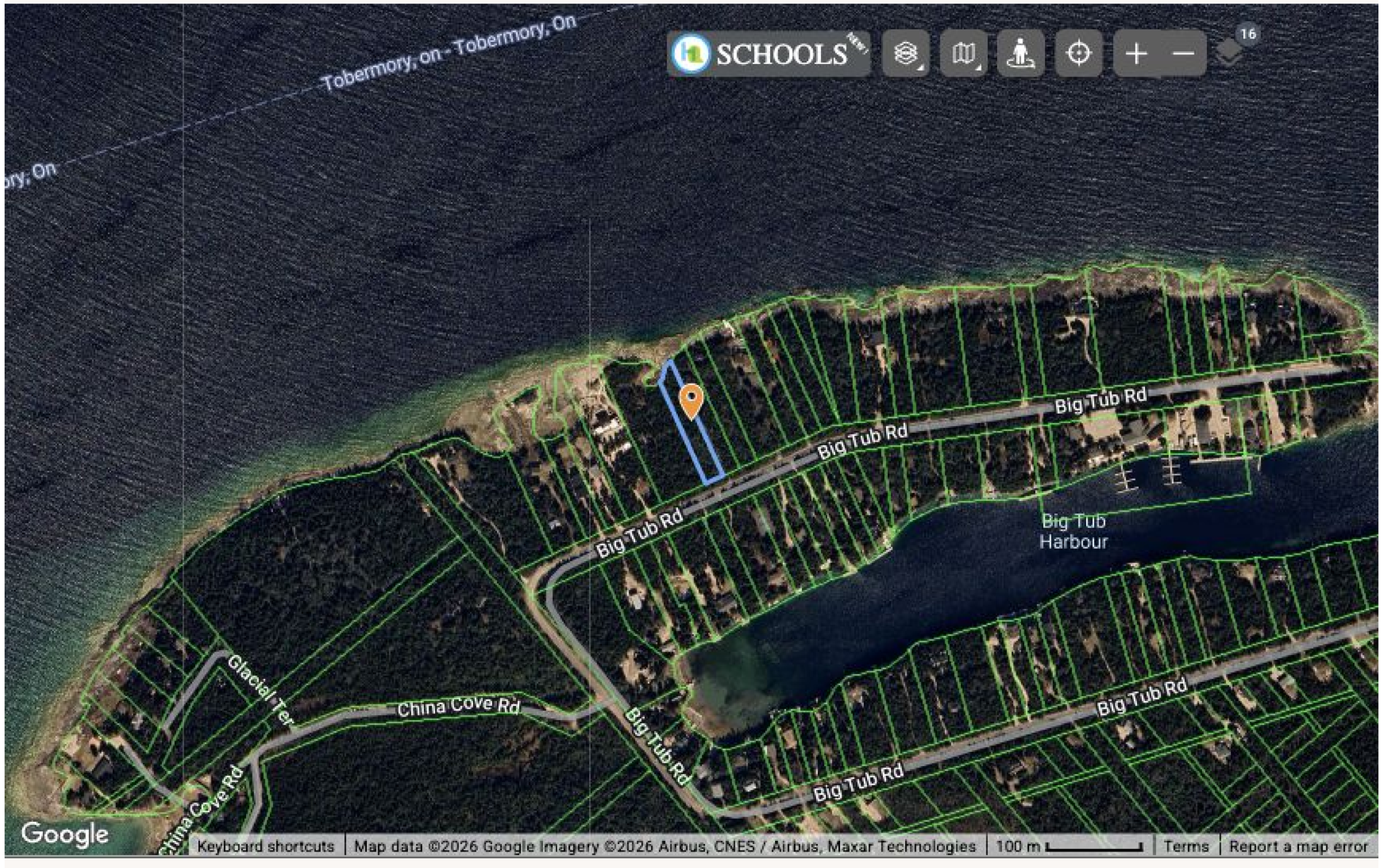
Improved-property reference: house plus four cottages. Manual Calc. frontage 494 ft retained; appraisal 575 ft gives $2,870/ft. Gross sale is not a land-only value.

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05 197 Big Tub Road

Other-property reference

$5,076.14
CAD / lineal front foot



The blue outline shows one current child parcel of the three-lot sale. Big Tub Harbour and surrounding roads locate the sale area; the $1 million sale is counted once.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION
$1,000,000

June 30, 2023
Closing date

FRONTAGE
197.00 ft

LOT SIZE
2.27 ac

Appraisal frontage; no Manual Calc. frontage alternative recorded

Lot size: March 2026 appraisal: 197 ft x irregular (2.27 acres).

COMMENTS

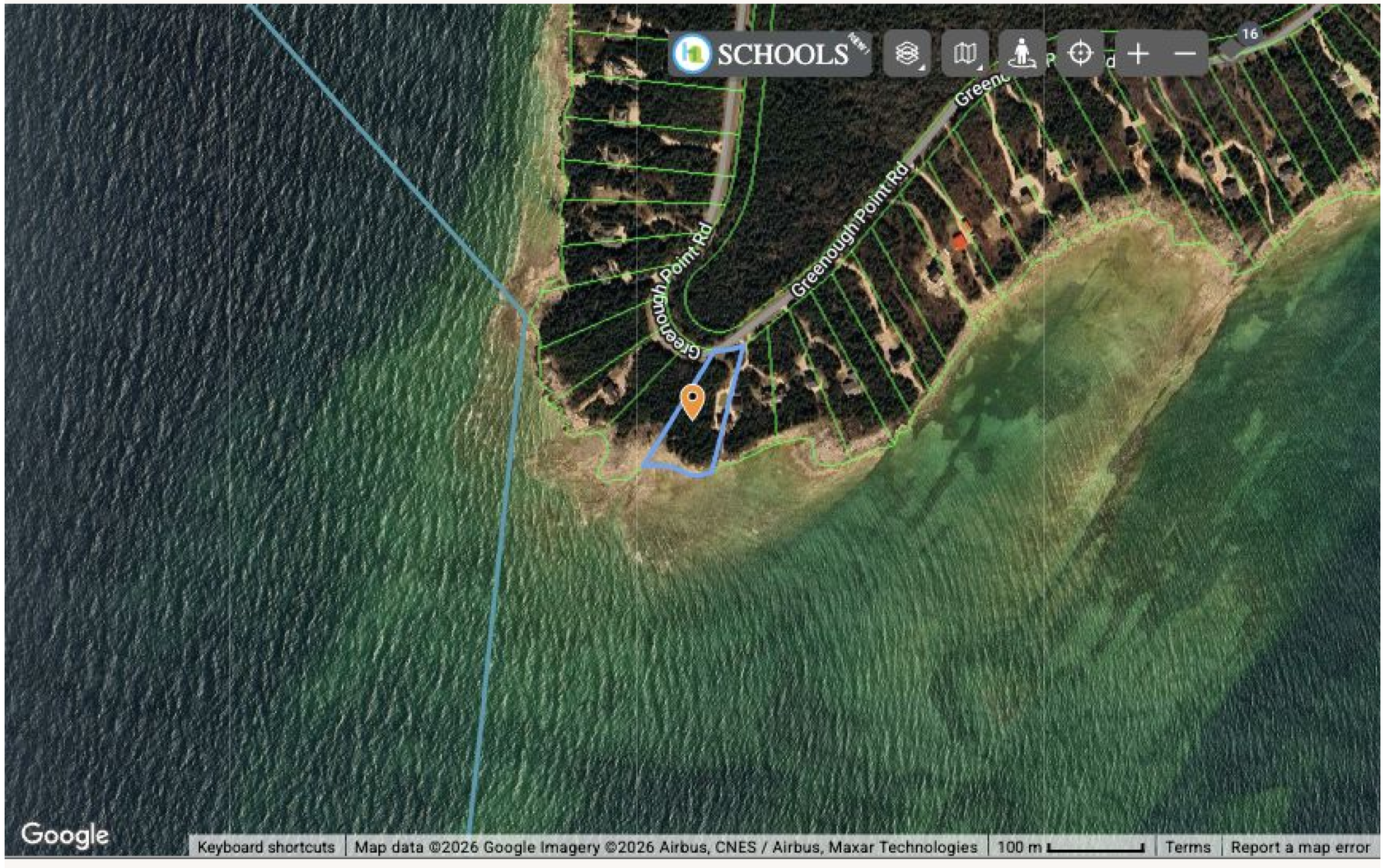
Three-lot parcel with older cabin in Listing; retain as an improved-property reference. Entire $1M transaction counted once.

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06 29 Greenough Point Road

Land comparison

$1,659.75
CAD / lineal front foot



The lot sits near the bend in Greenough Point Road at the end of the point, with adjoining waterfront lots and the wider shoreline visible.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION
$400,000

July 7, 2023
Register date; closing unconfirmed

FRONTAGE
241.00 ft
Manual Calc. frontage

LOT SIZE
1.89 ac

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

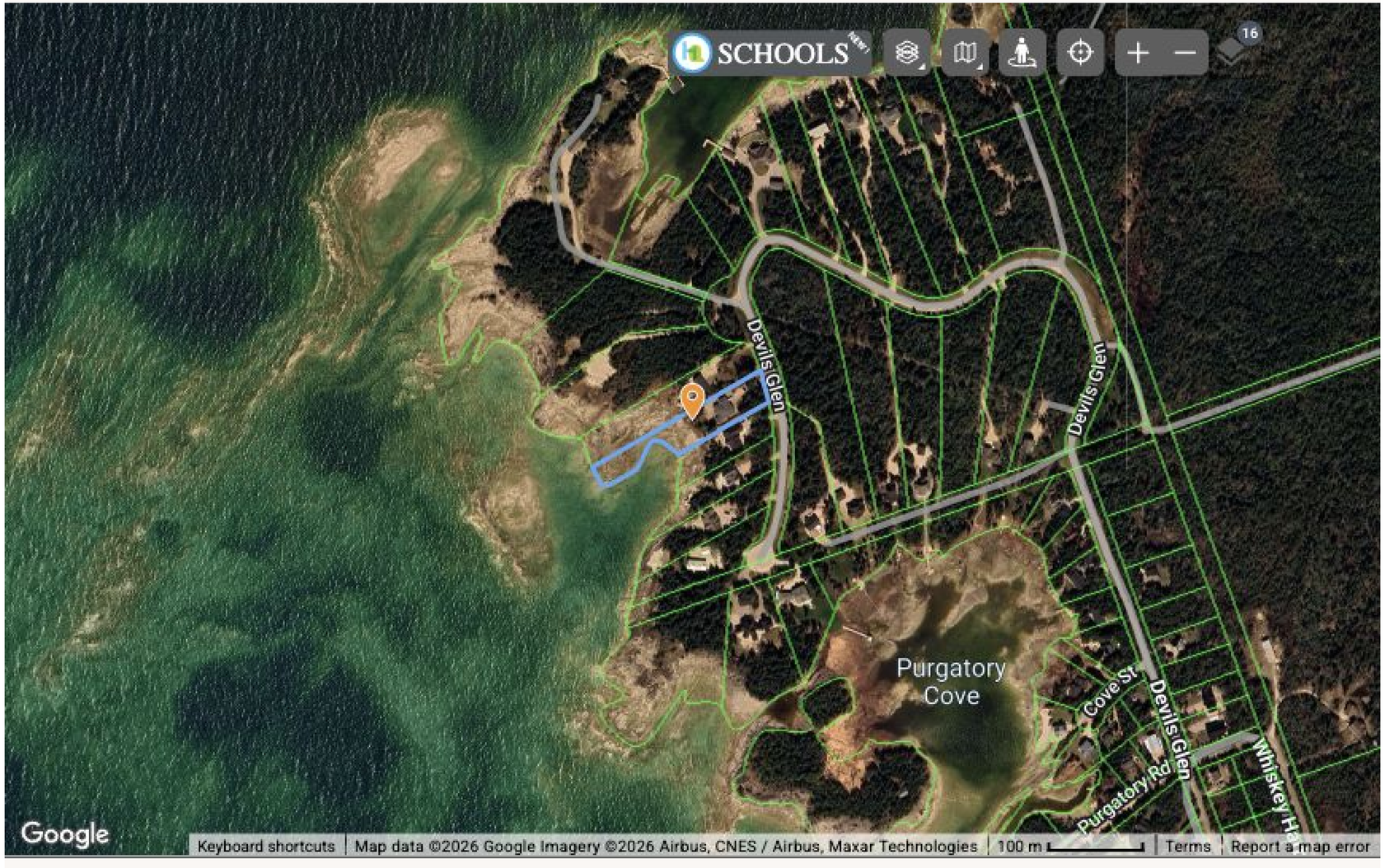
COMMENTS

One sale appearing in both prior tables. Manual Calc. frontage 241 ft retained; appraisal 200 ft gives $2,000/ft. Register date and property mapping need reconciliation.

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07 Lot 14 Devils Glen

Land comparison



Lot 14 is shown by PIN 331270538; GeoWarehouse now labels it 138 Devils Glen. Nearby lots, the access road and Purgatory Cove are visible.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

$3,524.72

CAD / lineal front foot

TRANSACTION

$415,000

August 9, 2023

Closing date

FRONTAGE

117.74 ft

Manual Calc. frontage

LOT SIZE

0.96 ac

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

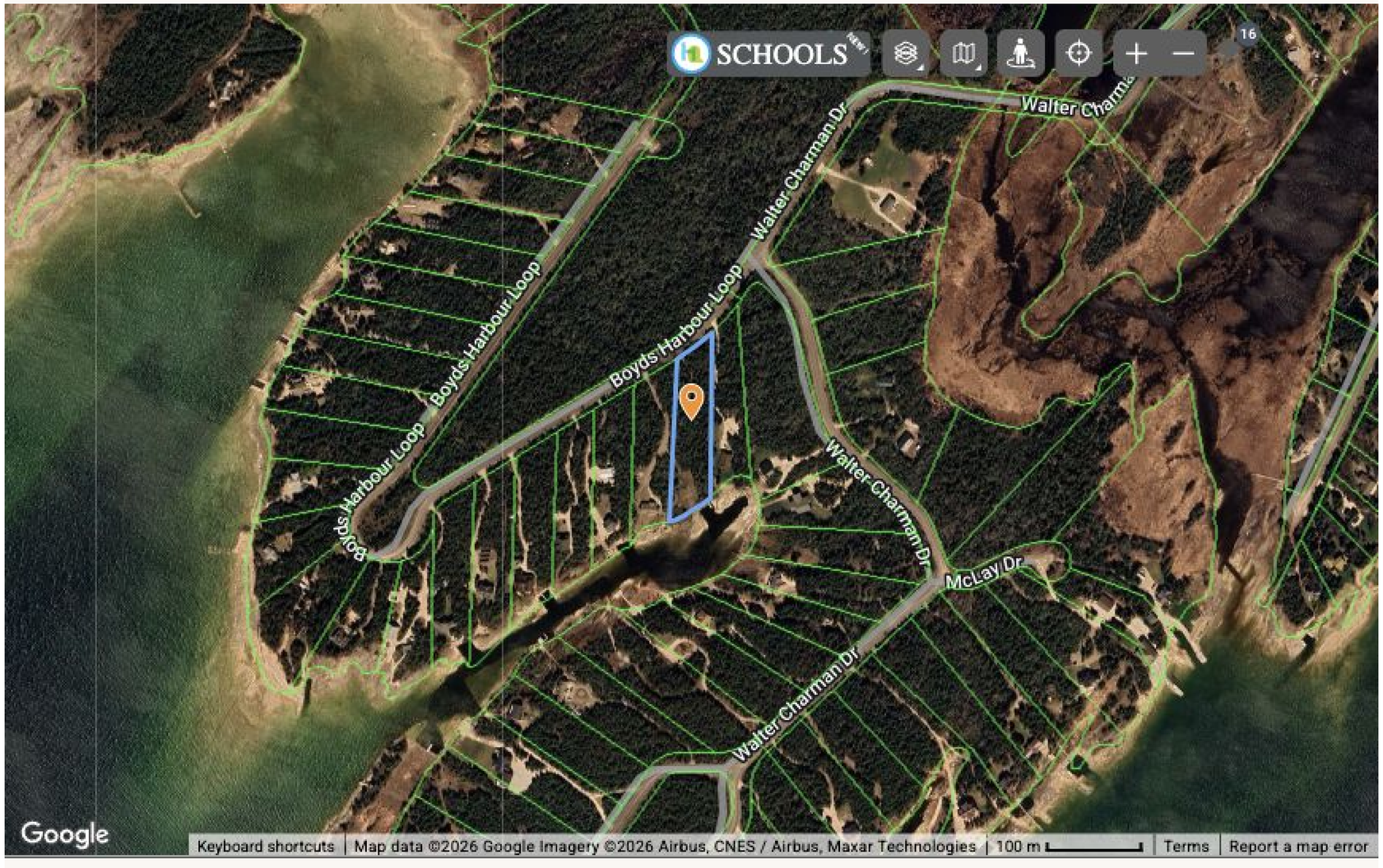
Appraisal land reference; PIN and Listing verified. Manual Calc. frontage 117.74 ft retained; appraisal 114.74 ft gives $3,617/ft. Listing closing August 9, 2023.

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08 Lot 39 Boyds Harbour Loop

Land comparison

$3,064.52
CAD / lineal front foot



The parcel fronts a small inlet within the Boyds Harbour Loop / Walter Charman Drive area. Nearby shoreline development and the surrounding bays are visible.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION
$475,000

August 22, 2023
Closing date

FRONTAGE
155.00 ft
Manual Calc. frontage

LOT SIZE
2.04 ac

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

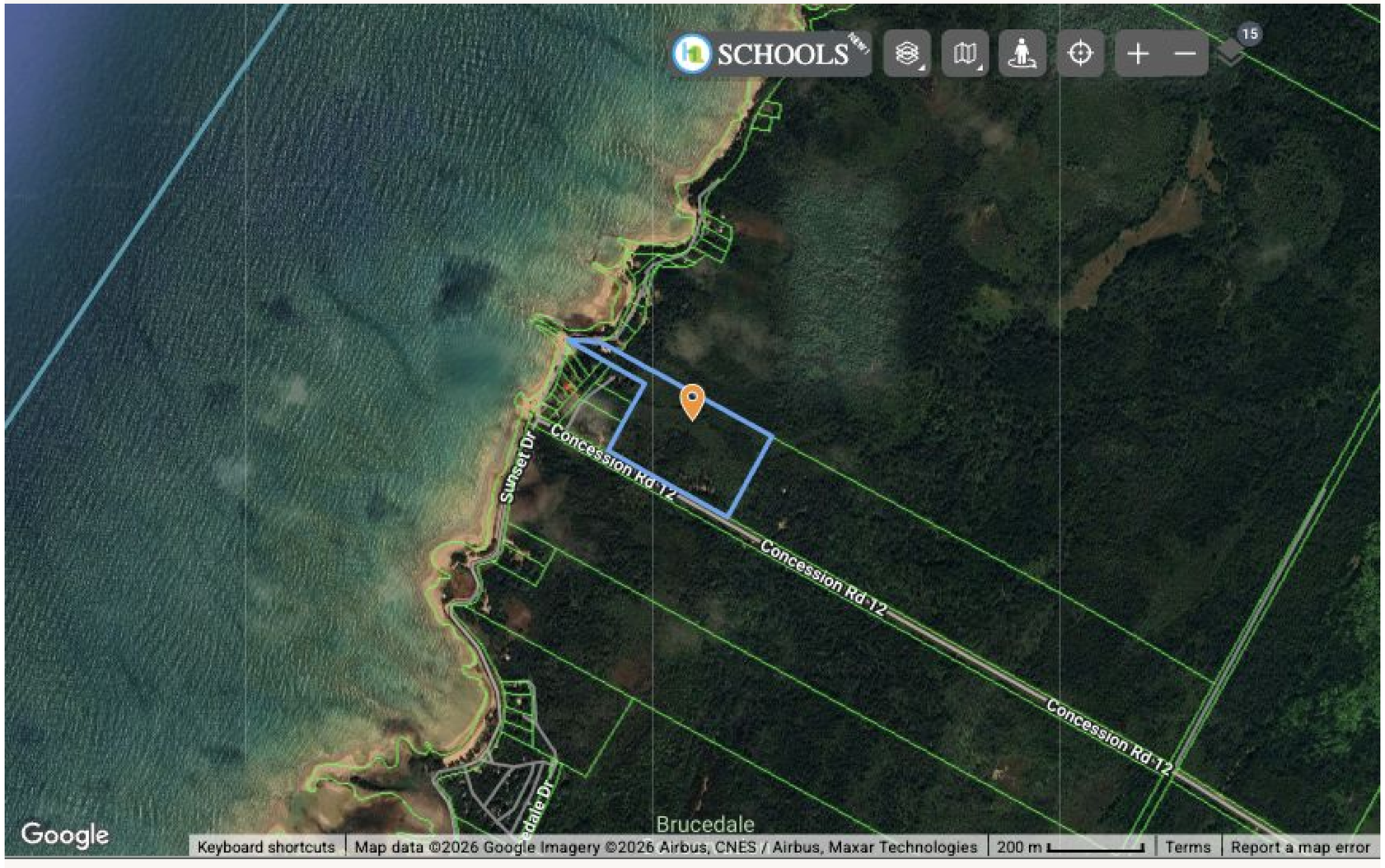
Appraisal land reference. Corrected Listing closing August 22, 2023; the register carried the May 1 agreement date.

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09 472 Sunset Drive, Kincardine

Road-separated reference

$2,295.08
CAD / lot-front foot



Sunset Drive separates the lot from Lake Huron. The wider view shows wooded backland, Concession Road 12 and the shoreline. The rate uses lot frontage, not verified waterfront.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION

$420,000

September 14, 2023
Closing date

FRONTAGE

183.00 ft

LOT SIZE

16.63 ac

183-ft lot frontage retained for context; not verified waterfront

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

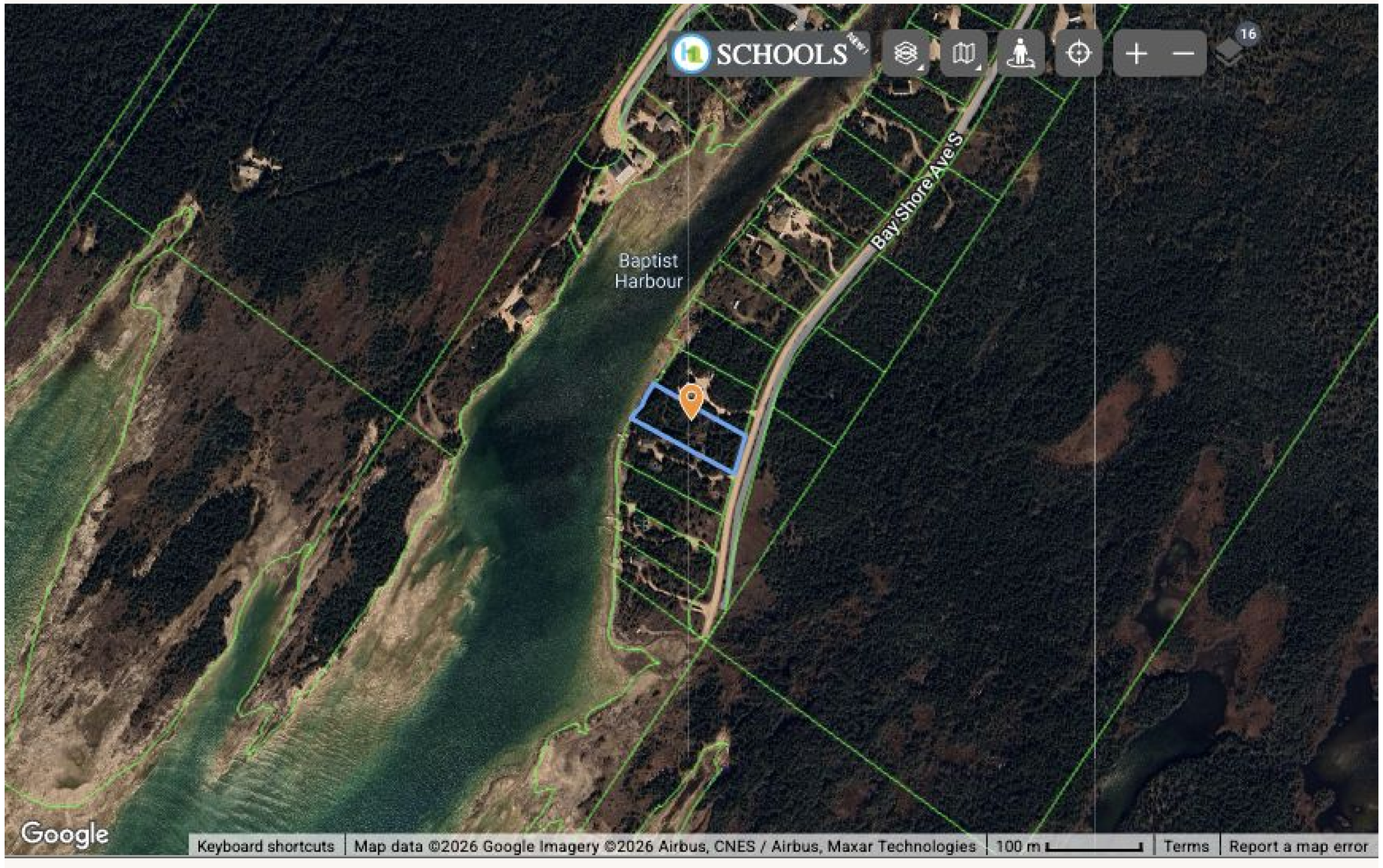
Road-separated reference: Sunset Drive lies between lot and lake. 183 ft is lot frontage, not verified shoreline. $2,295/lot ft only; Listing closing September 14, 2023.

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10 Lot 9, Plan 3M138

Land comparison

$2,571.43
CAD / lineal front foot



Baptist Harbour and its two developed shores provide context for Lot 9. Bayshore Avenue South runs behind the highlighted parcel.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION
$360,000

June 24, 2024
Closing date

FRONTAGE
140.00 ft
Manual Calc. frontage

LOT SIZE
1.21 ac

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

Lake Huron / Baptist Harbour. Listing matches PIN, price and closing. Manual Calc. frontage 140 ft retained; Listing describes 134 ft ($2,687/ft).

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11 000 Shipley Avenue

Provisional southern waterfront

$35,714.29

CAD / lineal front foot · provisional



Listing aerial shows the beach at the top, Shipley Avenue behind the lot and neighbouring homes. Red lines are the listing's approximate outline. Final parcel and frontage remain unverified.

TRANSACTION

$1,250,000

February 24, 2025

Closing date

FRONTAGE

35.00 ft

LOT SIZE

0.25 ac †

35-ft Listing water frontage; provisional pending final survey / parcel

Lot size: Derived from listing lot dimensions 50 ft x 215 ft; not a recorded acreage.

Road frontage: 50 ft

COMMENTS

Port Elgin / Gobles Grove vacant beachfront. 35-ft Listing water frontage is provisional; 50 ft is road frontage. Unowned shore allowance; stream / R1-EP constraints. Final PIN, survey and severance unverified.

Red outline and other annotations are supplied by the listing. Approximate boundaries; not a survey. Photograph date is unconfirmed.

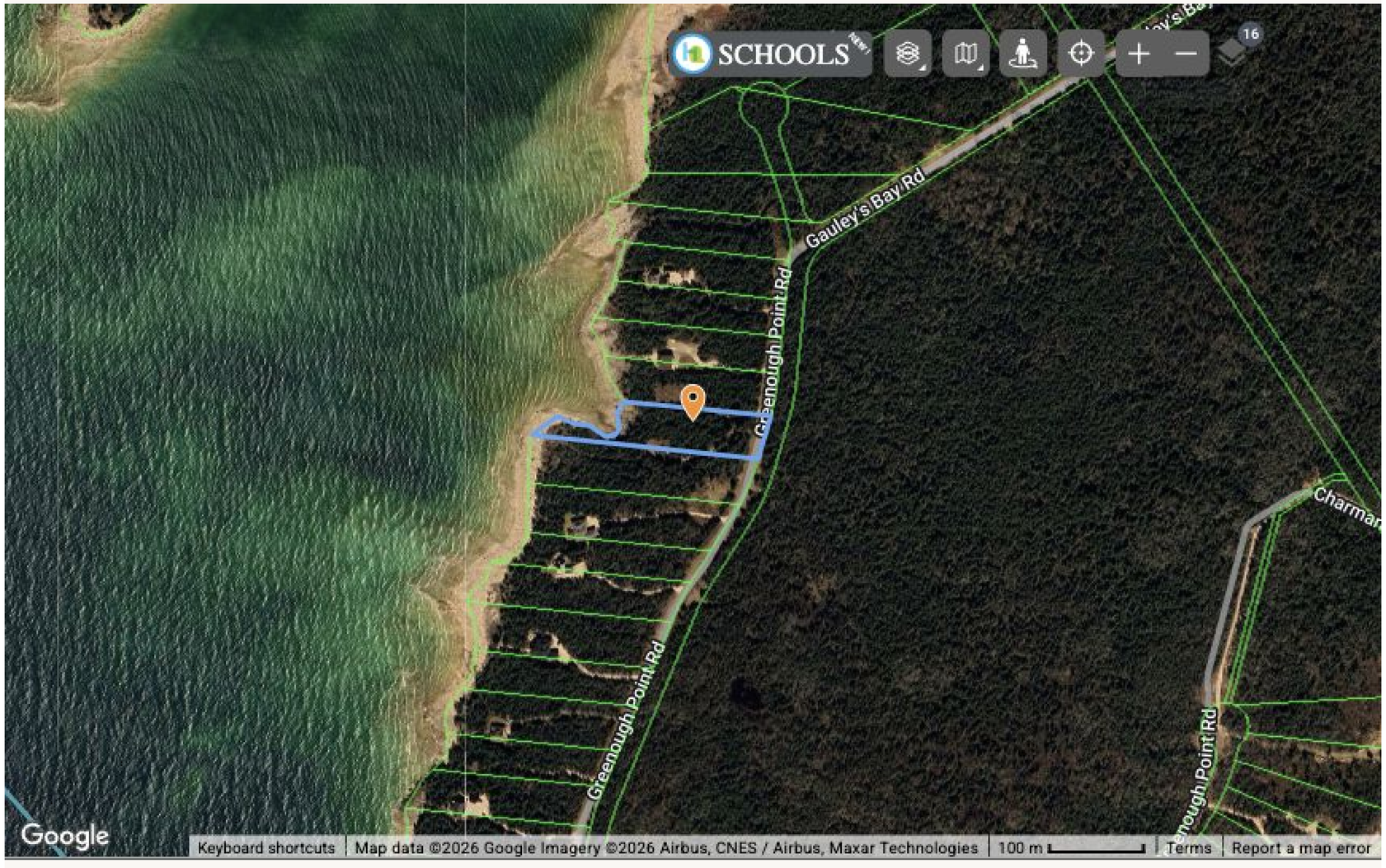
Source: listing aerial via PropTx Matrix | Retrieved October 30, 2026 | Original attribution retained.

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12 38 Greenough Point Road

Land comparison

$2,302.63
CAD / lineal front foot



West-facing shoreline lot on Greenough Point Road near Gauleys Bay Road. Manual Calc. frontage is 152 ft; the smaller frontage remains adopted.

Blue: selected parcel. Green: surrounding parcel fabric. Boundaries approximate; imagery is not a survey or a sale-date photograph.

GeoWarehouse / Google imagery | Captured October 30, 2026

TRANSACTION
$350,000

May 5, 2025
Closing date

FRONTAGE
152.00 ft

LOT SIZE
2.06 ac

Manual Calc. frontage: 152 ft, confirmed October 30, 2026

Lot size: Transaction register (October 29, 2026); listing / MPAC acreage.

COMMENTS

Greenough Harbour: Manual Calc. frontage of 152 ft, confirmed October 30, 2026. $350,000 / 152 = $2,302.63/ft.

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13 Lot 2 Blanchfield Road

Southern waterfront land

$13,000.00
CAD / lineal front foot



Listing aerial shows the highlighted lot, Blanchfield Road behind it, neighbouring properties and the Lake Huron shoreline. The shoreline allowance / Town land is not owned.

TRANSACTION
$650,000

July 3, 2025
Closing date

FRONTAGE
50.00 ft

LOT SIZE
0.11 ac †

Listing water frontage 15.24 m = 50 ft; MPAC site frontage 50 ft

Lot size: Derived from listing lot dimensions 50.04 ft x 100.04 ft; not a recorded acreage.

Road frontage: 50.04 ft

COMMENTS

Southampton vacant waterfront; MPAC code 110. Listing 15.24 m = 50 ft; $650,000 registry transfer July 4, 2025. Estate sale; unowned shore allowance / Town land. Services available; connections unverified.

Red outline and other annotations are supplied by the listing. Approximate boundaries; not a survey. Photograph date is unconfirmed.

Source: listing aerial via PropTx Matrix | Retrieved October 30, 2026 | Original attribution retained.

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