



		1 & 2 Birch Island		List: \$649,000 For: Sale	
		South Frontenac Ontario K0H 2V0			
		South Frontenac Frontenac South Frontenac			
		SPIS: N		Taxes: \$1,898.94/2024	
Detached		Front On: W		Rms: 10	
Link: N		Acre: .50-1.99		Bedrooms: 3	
Bungalow				Washrooms: 1	
				1x3xGround	
		Lot: 827 x 246.33 Feet Irreg:			
		Dir/Cross St: Boat access from Marina Lane (Contact Listing Agent)			
MLS#: X12022441 PIN#: 362410170					
Possession Remarks: TBD					
Kitchens: 1		Exterior: Vinyl Siding / Wood		Zoning: RLSI	
Fam Rm: Y		Drive:		Cable TV: N	
Basement: None		Gar/Gar Spcs: None / 0		Hydro: Y	
Fireplace/Stv: Y		Drive Park Spcs: 1		Gas: N	
Heat: Baseboard / Electric		Tot Prk Spcs: 1		Phone: Y	
A/C: None		UFFI:		Water: Other	
Central Vac: Y		Pool: None		Water Supply: Lake/River	
Apx Age:		Energy Cert:		Sewer: Septic	
Apx Sqft: 1100-1500		Cert Level:		Spec Desig: Unknown	
Assessment: 2024		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:		Waterfront: Direct	
POTL Mo Fee:		Central Vacuum, Family Room, Fireplace/Stove, Lake/Pond, Waterfront, Waterfront, Wooded/Treed		Retirement:	
Elevator/Lift:				Oth Struct: Garden Shed	
Laundry Lev: Main					
Phys Hdcap-Eqp:					
Water Body Type: Lake		Shoreline: Clean,Deep,Rocky			
Water Frontage (M): 252.06		Shoreline Allowance: None			
Topography: Level		Shoreline Exp: W			
Water Features: Island,Waterfront-Deeded		Alternative Power: None			
Access to Property: Water Only,Year Round Municipal Road		Easements/Restrict: Unknown			
Docking Type: Private		Rural Services:			
Water View: Direct		Cell Services,Electricity Connected,Internet High Speed			
WaterfrontYN: Y		Waterfront Accessory Bldgs: Bunkie			
Waterfront: Direct					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	9.84	x 9.06	Laminate
2	Living	Main	15.32	x 12.14	Balcony Laminate
3	Prim Bdrm	Main	15.32	x 9.35	Laminate
4	Br	Main	12.14	x 9.84	
5	Bathroom	Main	8.23	x 7.41	3 Pc Bath Vinyl Floor
6	Laundry	Main	5.81	x 5.74	
7	Kitchen	Main	17.55	x 9.81	Laminate
8	Br	2nd	15.75	x 15.39	Wood Floor
9	Sunroom	Main	14.4	x 7.41	Laminate Wood Floor
10	Other	Main	11.81	x 11.81	
Client Remks: Bring the family to this Bobs Lake Cottage paradise with plenty of room to enjoy time at the lake! Welcome to Birch Island! This stunning property is over an acre in size and is located in a private bay with over 800' of shoreline with deep water off the dock, and has a private beach and an island that is covered in Canadian shield and tall pine trees. The property has stunning elevated views, a west facing 'sunset point' and a brand new two story bunkie just a short distance away from the large A-frame cottage. This charming cottage offers 2 bedrooms on the main level, an upper loft area with 3 beds for family and friends, a full bathroom with septic, full kitchen, laundry room, living room, dining room, screened in porch, and plenty of indoor/outdoor space to relax and enjoy the panoramic lake views. There is a beautiful woodstove in the living room as well as baseboard heating. The large front deck can be accessed from the family room and gives incredible views of the lake. There is a large fire pit by the lake, steps beyond that is a large dock perfect for relaxing, fishing, or swimming in the deep water as well as a beach. The cottage is serviced by a lake water and septic system and has high speed internet right down to the dock. There is a new outhouse on the property as well as a nice sized storage shed located near the dock. Bobs Lake is an excellent recreational lake and has incredible fishing and boating opportunities. This property is ideally located close to the jumping rocks, the passage into Crow Lake and the beach. Access is easy with a short boat ride from Pine Shores Marina. Mainland parking and a private boat slip is currently available at the marina. The buyers can utilize the remainder of the sellers parking and boat slip for the remainder of 2025 and can					

arrange for renewal in 2026. Beautiful property on a beautiful lake located close to Westport, Sharbot Lake and within the Frontenac Arch Biosphere.

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595