





<b>1 &amp; 2 Birch Island</b>		<b>List: \$599,000 For: Sale</b>	
<b>Frontenac Ontario K0H 2V0</b>			
Frontenac 47 - Frontenac South Frontenac			
<b>SPIS:</b> N		<b>Taxes:</b> \$1,898.94/2024	
		<b>DOM: 49</b>	
Detached		<b>Front On:</b> W	<b>Rms:</b> 10
<b>Link:</b> N		<b>Acre:</b> .50-1.99	<b>Bedrooms:</b> 3
Bungalow			<b>Washrooms:</b> 1
		1x3xGround	
<b>Lot:</b> 827 x 246.33 Feet <b>Irreg:</b>			
<b>Dir/Cross St:</b> Boat access from Marina Lane (Contact Listing Agent)			

<b>MLS#:</b> X12022441	<b>PIN#:</b> 362410170
<b>Possession Remarks:</b> TBD	

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding / Wood	<b>Zoning:</b> RLSI
<b>Fam Rm:</b> Y	<b>Drive:</b>	<b>Cable TV:</b> N
<b>Basement:</b> None	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Gas:</b> N
<b>Heat:</b> Baseboard / Electric	<b>Tot Prk Spcs:</b> 1	<b>Phone:</b> Y
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Other
<b>Central Vac:</b> Y	<b>Pool:</b> None	<b>Water Supply:</b> Lake/River
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1100-1500	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2024	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>	Central Vacuum, Family Room,	<b>Retirement:</b>
<b>Elevator/Lift:</b>	Fireplace/Stove, Lake/Pond, Waterfront,	<b>Oth Struct:</b> Garden Shed
<b>Laundry Lev:</b> Main	Waterfront, Wooded/Treed	
<b>Phys Hdcap-Eqp:</b>		

<b>Water Body Type:</b> Lake	<b>Shoreline:</b> Clean,Deep,Rocky
<b>Water Frontage (M):</b> 252.06	<b>Shoreline Allowance:</b> None
<b>Topography:</b> Level	<b>Shoreline Exp:</b> W
<b>Water Features:</b> Island,Waterfront-Deeded	<b>Alternative Power:</b> None
<b>Access to Property:</b> Water Only,Year Round Municipal Road	<b>Easements/Restrict:</b> Unknown
<b>Docking Type:</b> Private	<b>Rural Services:</b>
<b>Water View:</b> Direct	Cell Services,Electricity Connected,Internet High Speed
<b>WaterfrontYN:</b> Y	<b>Waterfront Accessory Bldgs:</b> Bunkie
<b>Waterfront:</b> 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

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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