



*Stunning A-Frame Cottage
on Private Island*

1 & 2 Birch Island, Tichborne, ON

X12022441

\$ \$649,000

2 Bedrooms

1 Bathroom

1.15 Acres

Bobs Lake

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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



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Features

- 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 seller's 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.

Directions

- Boat access from Marina Lane (Contact Listing Agent).

MORE INFORMATION

Features & Upgrades

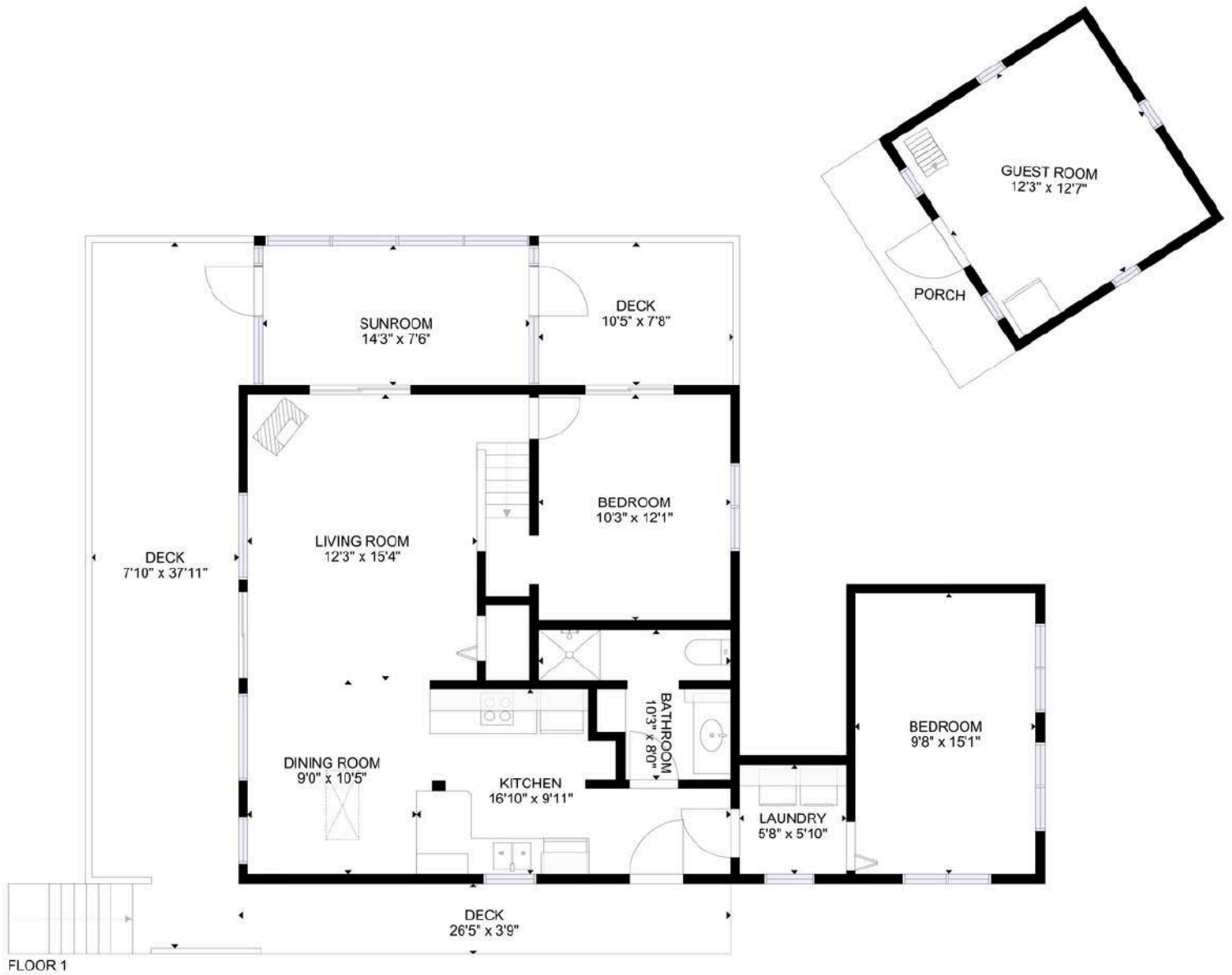
- **High-Speed Internet:** Stay connected with NFTC high-speed internet and Wi-Fi throughout the property
- **Wood Stove:** Installed in 2018, with a valid WETT certification
- **Septic System:** Inspected septic system, with documentation available
- **New Bunkie & Outhouse:** A large, two-story bunkie built on a solid sonotube/concrete base platform, perfect for guests or extra space
- **Landscaping:** The property has been cleared of dead trees and brush, with walking trails created around the property, including the scenic "Waterfront Trail"

Expenses (2024):

Property Taxes	Hydro	Boat Slip	Parking
\$1,898.94	approx. \$1,000	\$550.00	\$183 (optional)



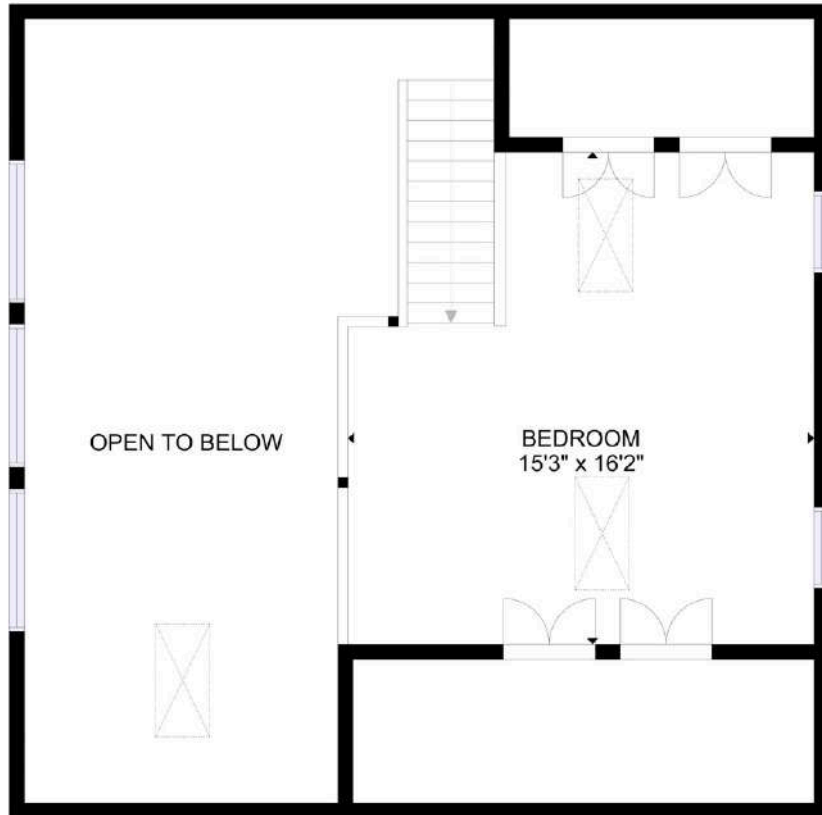
FLOOR PLAN 1/2



GROSS INTERNAL AREA
FLOOR 1: 1115 sq.ft, FLOOR 2: 346 sq.ft
EXCLUDED AREA: DECK: 480 sq.ft, PORCH: 49 sq.ft
TOTAL: 1461 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1115 sq.ft, FLOOR 2: 346 sq.ft
EXCLUDED AREA: DECK: 480 sq.ft, PORCH: 49 sq.ft
TOTAL: 1461 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

PLAN OF SURVEY OF PART OF LOT 25, CONCESSION IV TOWNSHIP OF BEDFORD, COUNTY OF FRONTENAC

Scale 1" = 100'
D.E. ROBERTS - OLS
1969

RECEIVED AND DEPOSITED AS :

PLAN RD - 77

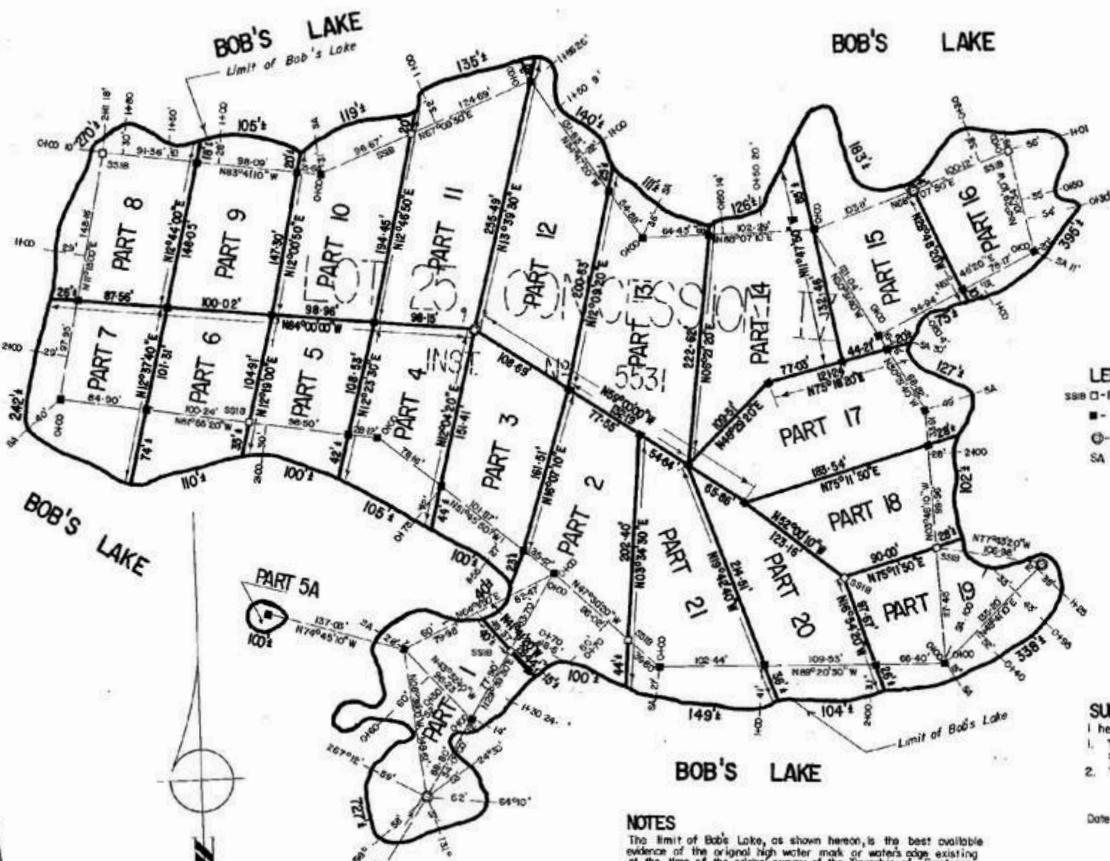
DATE: June 23 1969

W.D. Roberts
REGISTRAR - for the registry division of
the County of Frontenac.

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II OF
THE REGISTRY ACT.

DATE: JUNE 4th, 1969

D.E. Roberts
D.E. ROBERTS - O.L.S.



LEGEND

- SSS □ - Denotes short standard iron bar - 1" sq x 24" long - set.
- - " iron bar - 5/8" sq. x 24" long - set
- ⊙ - " 1 1/16" dia. rock bolt, 2 1/2" long with plate - set
- SA " split angle

SURVEYOR'S CERTIFICATE

- I hereby certify that:
1. This survey and plan are correct and in accordance with the survey act and the regulations made thereunder;
 2. The survey was completed on the 30th day of May, 1969.

Date: June 4th, 1969: *D.E. Roberts*
D.E. ROBERTS
Ontario Land Surveyor

NOTES

The limit of Bob's Lake, as shown hereon, is the best available evidence of the original high water mark or water's edge existing at the time of the original survey of the Township of Frontenac.

Bearings shown hereon are astronomic, derived from sun observations and are referred to the meridian passing through the North West angle of Lot 25, Concession IV, Township of Bedford.

All hanging lines have been verified.

The parcel shown hereon is known as BIRCH ISLAND.

W.N. WILDMAN - ONTARIO LAND SURVEYORS	
R.R. 1 KLEINBURG	ONTARIO 851-2785
JOB NO.	
5292 - 1	

AERIAL IMAGES



WETT INSPECTION

28th September 2018

Rideau Valley Hearth and Home Ltd.
18 Concession St., Box 239
Westport, Ontario
K0G 1X0
(613) 273-4402

To whom it may concern



In September 2018, Rideau Valley Hearth and Home Limited installed a Pacific Energy Super 27 with an ICC chimney system at Birch Island, Bobs Lake, Ontario for the above customer.

At the time of installation, the install met the manufacturer's specifications.

If you have any questions or concerns, please do not hesitate to contact me at the above telephone number.

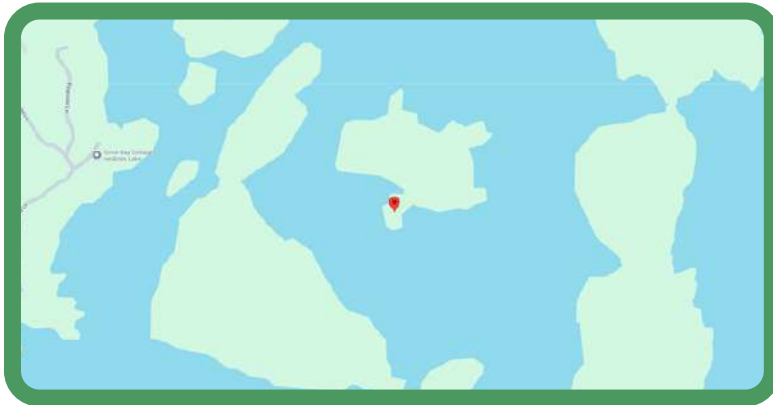
Yours Sincerely,

A handwritten signature in cursive script that reads "Matt Jenner".

Mr. Matt Jenner
W.E.T.T. # 11257

INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/ka9VCGiTFuFjQEbi8>

Video Tour



Scan the QR Code or Visit:

<https://youtu.be/EIaP3hyZsEQ>

360 Panorama



Scan the QR Code or Visit:

<https://360panos.org/panos/BirchIsland/>

MLS LISTING



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** **DOM: 0**

Detached **Front On: W** **Rms: 10**
Link: N **Acre: .50-1.99** **Bedrooms: 3**
 Bungalowft **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: None / 0	Cable TV: N
Basement: None	Gar/Gar Spcs: 1	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 1 None	Gas: N
Heat: Baseboard / Electric	Tot Prk Spcs:	Phone: Y
A/C: None	UFFI:	Water: Other
Central Vac: Y 1100-1500	Pool:	Water Supply: Lake/River
Apx Age: 2024	Energy Cert:	Sewer: Septic
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr: Direct
POTL:	Prop Feat:	Waterfront: Garden Shed
POTL Mo Fee:	Central Vacuum, Family Room,	Retirement:
Elevator/Lift:	Fireplace/Stove, Lake/Pond, Waterfront,	Oth Struct:
Laundry Lev: Main	Waterfront, Wooded/Treed	
Phys Hdcap-Eqp:		
Water Body Type: Lake		

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

#	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	x9.35	Laminate 3
4	Br	Main	12.14	x 9.84	pc Bath Laminate
5	Bathroom	Main	8.23	x7.41	Wood Floor Vinyl Floor
6	Laundry	Main	5.81	x 5.74	Laminate
7	Kitchen	Main	17.55	x 9.81	
8	Br	2nd	15.75	x15.39	
9	Sunroom	Main	14.4	x7.41	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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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