



*Stunning A-Frame Cottage
on Private Island*

1 & 2 Birch Island, Tichborne, ON

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.

- # 40644981
- \$ \$699,000
- 2 Bedrooms
- 1 Bathroom
- 1.15 Acres
- Bobs Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

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 2024 and can arrange for renewal in 2025.
- 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

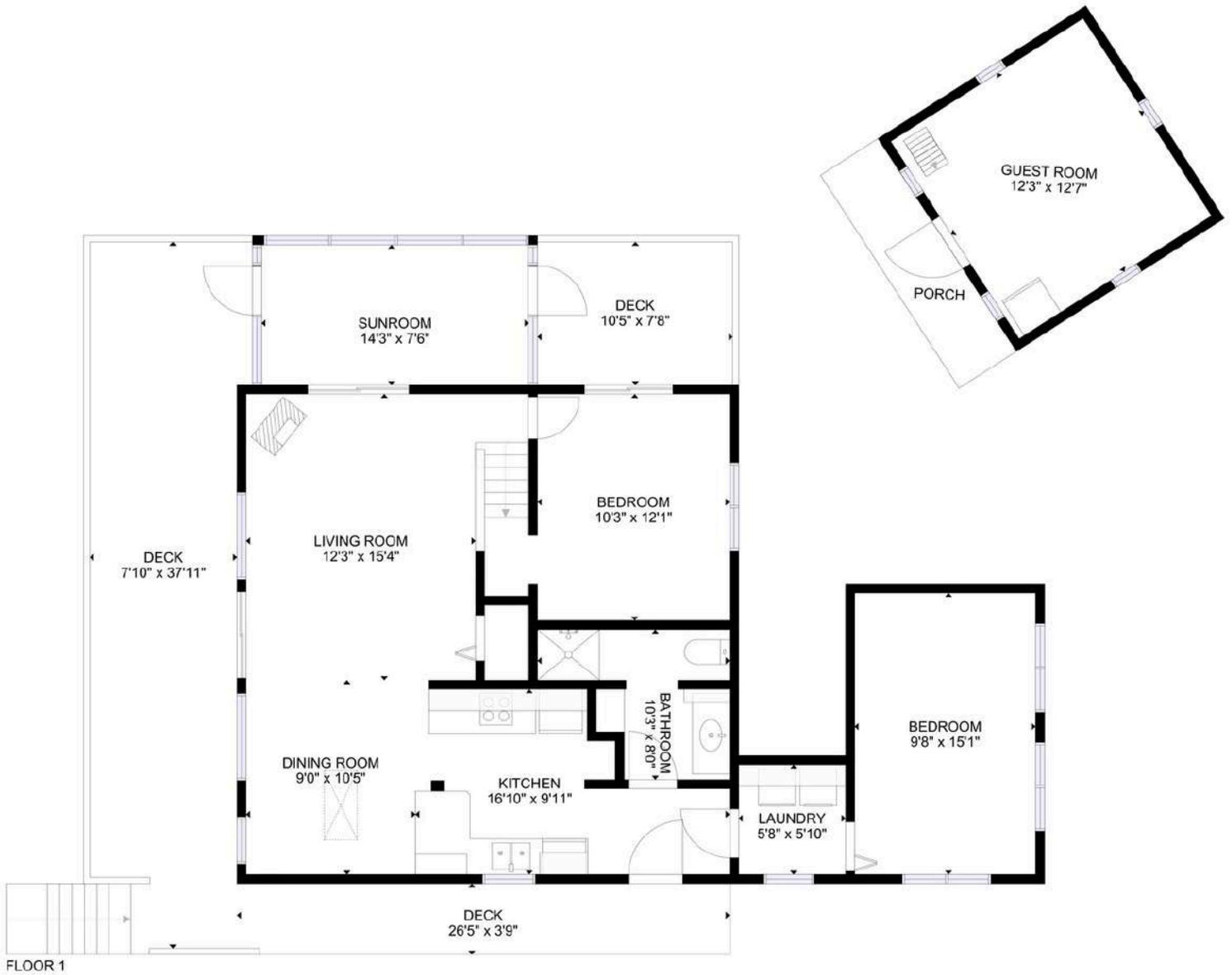
- **High-Speed Internet:** Stay connected with NFTC high-speed internet and Wi-Fi throughout the property
- **Wood Stove:** Installed in 2018, with a valid WETT certification
- **Septic System:** Inspected septic system, with documentation available
- **New Bunkie & Outhouse:** A large, two-story bunkie 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)



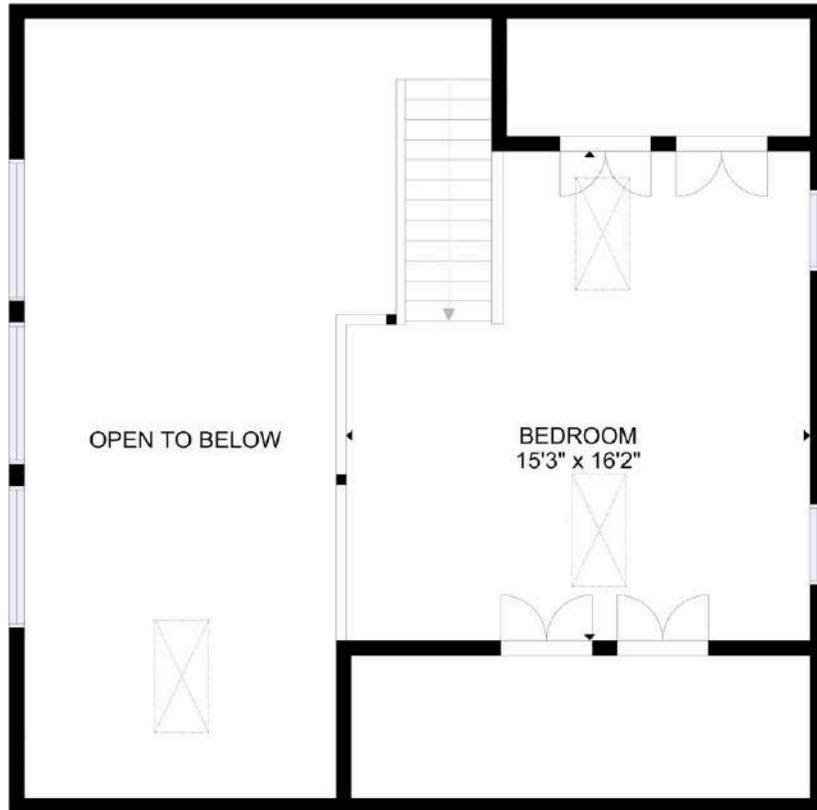
FLOOR PLAN 1/2



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

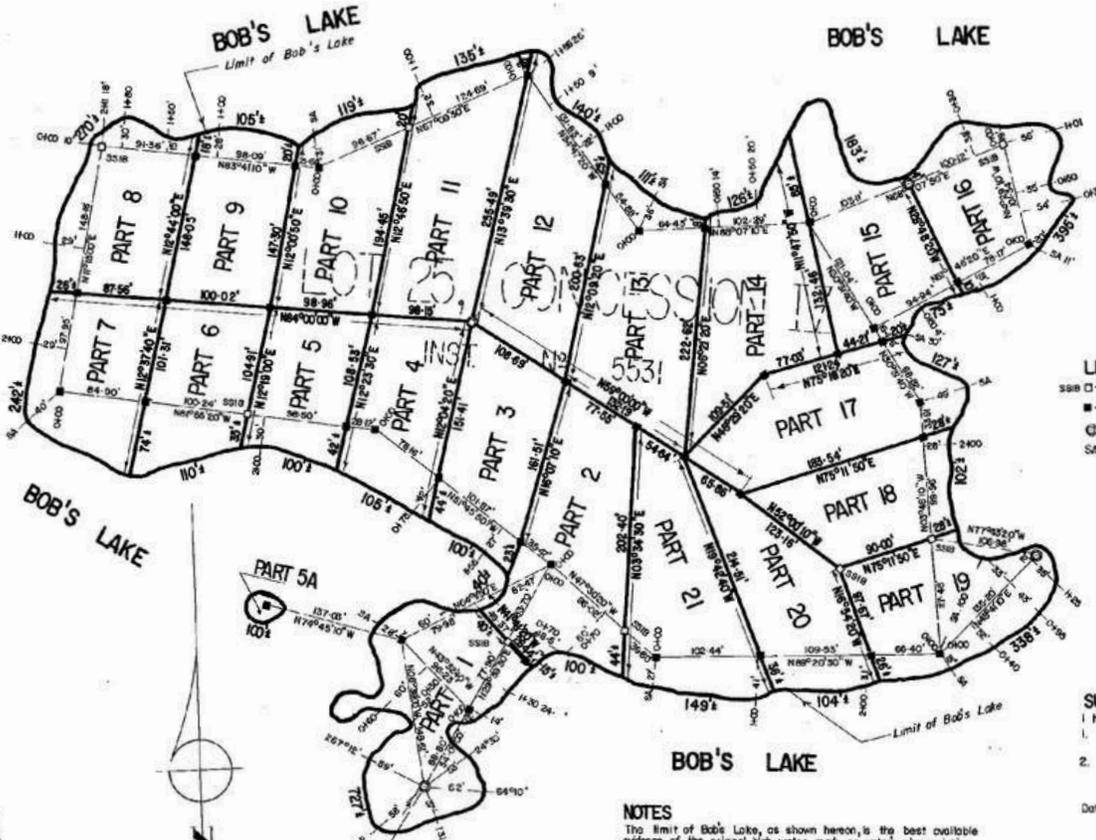
DATE: June 23 1969

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, Tichborne, Ontario K0H 2V0

Listing

Client Full
Active / Residential

[1 & 2 BIRCH ISLAND Tichborne](#)

Listing ID: 40644981
Price: \$699,000



Frontenac/Frontenac/47 - Frontenac South Bungalow/House

Water Body: **Bobs Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1
Second	1		

Beds (AG+BG): 3 (3 + 0)
Baths (F+H): 1 (1 + 0)
SF Fin Total: 1,461
AG Fin SF Range: 1001 to 1500
AG Fin SF: 1,461/Plans
DOM: 0
Common Interest: Freehold/None
Tax Amt/Yr: \$1,898.94/2024

Remarks/Directions

Public Rmks: 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 wood-stove 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 2024 and can arrange for renewal in 2025. 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).

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded, Island**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Rocky, Sandy**
Shore Rd Allow: **None**
Channel Name:
Water View: **Direct Water View**
Boat House:
Frontage: **\$27.00**
Exposure: **West**
Island Y/N: **Yes**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	3			

Exterior

Exterior Feat: **Deck(s), Fishing, Landscaped, Privacy, Seasonal Living**
Construct. Material: **Vinyl Siding, Wood**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **By Water**
Other Structures: **Shed, Other**
Garage & Parking: **None//Gravel Driveway**
Parking Spaces: **1**
Services: **Cell Service, Electricity, High Speed Internet Avail**
Water Source: **Lake/River**
Lot Size Area/Units: **1.150/Acres**
Lot Front (Ft): **\$27.00**
Location: **Rural**
Foundation: **Concrete Block, Piers**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized:
Garage Spaces:
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Area Influences: **Access to Water, Lake/Pond, Quiet Area, Visual Exposure**
View: **Bay, Lake, Trees/Woods, Water**
Topography: **Level, Rocky, Wooded/Treed**
Restrictions: **Unknown**
Retire Com:
Fronting On: **West**
Exposure: **West**

Interior

Interior Feat: **Ceiling Fans, Skylight**
Security Feat: **Smoke Detector(s)**
Basement: **None**
Laundry Feat: **Main Level**
Cooling: **None**
Heating: **Baseboard, Electric**
Inclusions: **Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Equipment, Smoke Detector, Stove, Washer, Window Coverings**
Basement Fin: **Unfinished**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 25 CON 4 BEDFORD PT 1 & 2, 13R77; T/W FR716816; SOUTH FRONTENAC**
Zoning: **RLSI**
Assess Val/Year: **\$190,000/2016**
PIN: **362410170**
ROLL: **102902002050400**
Possession/Date: **Flexible/**
Local Improvements Fee:
Survey: **Available/**
Hold Over Days:
PIN 2:
Occupant Type: **Owner**
Deposit: **10,000**

Brokerage Information

List Date: **09/10/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 09/10/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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