

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: **827.00**
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): **827.00**
Location: **Rural**

Foundation: **Concrete Block, Piers**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized:
Garage Spaces:
Driveway Spaces: **1.0**
Water Tmnt: **None**
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Acres Range: **0.50-1.99**
Lot Depth (Ft): **60.00**
Lot Irregularities:

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

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