

# \$869,000 - 68 BIRCH Island

---

## Listing ID: 40441347

**\$869,000**

3 Bedrooms, 1 Bathrooms, 0.35 acres

Single Family

68 BIRCH Island, Bracebridge, Ontario,  
POB1E0

If you have dreamt of Island life then this is the cottage for you! Located on Lake Muskoka's beautiful Birch Island. This year round cottage offers 3 bedrooms and 1 four piece bathroom. This gently elevated cottage has a large deck to enjoy your morning coffee while viewing the sunrise. Short 5 minute boat ride from the marina The large finger dock has ample parking for 4 boats. If swimming is your thing the deep water from the dock is perfect for diving. A boat docking slip and car parking at Spirit Bay Harbour is in place for the new owner at a cost of \$565 per month. New shingles and water filter/UV installed in 2022. High speed internet is available. You definitely get more value on an Island. Owning a cottage on an Island is a lifestyle you will love with the romantic vision of boating off to your own private retreat and leaving all stress behind. No one just drops by unannounced when you own an Island property unless they are invited. Enjoy all the four seasons at this great offering.

(id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 25/09/2023 10:44:04 AM

Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling