

\$124,900 - 1020 BIRCH GLEN V 11, W 5 Road

Listing ID: 40480572

\$124,900

3 Bedrooms, 3 Bathrooms, 2971

Single Family

1020 BIRCH GLEN V 11, W 5 Road,
Baysville, Ontario, P0B1A0

Experience the Lake of Bays Lifestyle with 5 Weeks Per Year! Revel in the exceptional amenities offered by this fractional cottage, providing a perfect blend of fixed and floating weeks for a lifetime of enjoyment. The fixed summer week 5, typically in late July, anchors your annual retreat, complemented by 4 flexible floating weeks determined through a rotating system. This 3-bedroom plus den cottage comfortably accommodates 8 guests, ensuring everyone enjoys the utmost in relaxation and luxury. Boasting 3 full bathrooms, a gourmet kitchen, and an open concept seamlessly connecting the dining and living areas featuring a cozy fireplace. Immerse yourself in the lavish finishings and furnishings, and stay warm during cooler months with the gas fireplace. Additional perks include in-unit laundry and a private patio, among others. The complex itself is a haven of leisure, offering an in-ground pool, hot tub, and a spacious recreation center—perfect for quiet retreats or group gatherings. Two expansive beach areas, docks, a sun-soaked boathouse, and the availability of kayaks add to the waterfront allure. Spread across 19 acres, the property includes well-treed back lands, ideal for tranquil walks. Alternatively, take a stroll to Baysville for

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added convenience. The fractional ownership includes 5 weeks in 2024, Mar 8, Mar 22, May 24, July 19, and Oct 25. The all-inclusive 2024 fees amount to \$5850 plus HST. This pet-free unit ensures a serene and clean environment for all residents. Embark on a perpetual retreat at this Lake of Bays fractional cottage, embracing the best of lakeside living with a perfect blend of fixed and flexible weeks. Secure your piece of paradise today!
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Listing Office: Royal LePage Lakes Of Muskoka Realty, Brokerage, Baysville