

# **\$795,000 - 68 BIRCH Island**

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## **Listing ID: 40588620**

**\$795,000**

3 Bedrooms, 1 Bathrooms, 0.35 acres

Single Family

68 BIRCH Island, Bracebridge, Ontario,  
P0B1E0

If you have dreamt of Island life then this is the cottage for you! The three-bedroom island cottage on Lake Muskoka, Birch Island, offers a serene retreat amidst nature's splendor. As you approach by boat, you're greeted by the tranquil sounds of the lake lapping against the shore and the gentle rustle of trees. The cottage sits nestled among towering birch and pine trees, blending seamlessly with its surroundings. This gently elevated cottage has a large deck to enjoy your morning coffee while viewing the sunrise. A 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 \$3616 for the 2024 season and has been paid. 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 the stress behind. Whether you're seeking a peaceful retreat or an adventure-filled getaway, the three-bedroom cottage on Birch Island is the perfect destination for

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making cherished memories with loved ones. Enjoy all 4 seasons at this great offering. (id:50245)

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