

\$3,650,000 - 53 BIRDWOOD Drive

Listing ID: 40589902

\$3,650,000

3 Bedrooms, 2 Bathrooms, 283 acres
Single Family

53 BIRDWOOD Drive, McDougall,
Ontario, P2A2W7

Welcome to 53 Birdwood Drive, a stunning property that offers the best of both land and lake. Spread over 283 acres, this estate features a mix of level, farmable land and 8,700 feet of waterfront along Harris Lake. This vast property encompasses 4 lots and a private island, providing endless opportunities for outdoor activities and relaxation. **The Main Residence:** The main residence is a charming seasonal cottage, built in 1952. It offers a cozy living space with 3 bedrooms, 1 bathroom, a kitchen, a living/dining area and a wrap-around deck for outdoor enjoyment. A propane wall furnace provides heating and a beautiful stone wood-burning fireplace adds warmth and ambiance for those cooler evenings. **Island A:** Experience the unique opportunity of owning a private 10-acre island on Harris Lake. Accessible only by boat, this secluded retreat offers tranquility and breathtaking views making it a perfect spot for your dream getaway. **The Ideal Outdoor Escape:** This property is a paradise for those who enjoy the great outdoors. With its open pastures and multiple access points to the water, you can engage in farming, water sports or simply relax and soak in the natural beauty. Whether you're looking for a peaceful retreat, a place to indulge in

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recreational activities or a spacious setting for family gatherings, this property has something for everyone. The property operates under a forest management plan that fosters sustainable growth. This approach is designed to enrich soil quality, expand wildlife habitats, increase recreational opportunities and improve overall environmental health. It also contributes to creating a lasting legacy. Furthermore, this property management strategy provides a reduction in property taxes. Experience the beauty, space and privacy that 53 Birdwood Drive offers. It's more than just a property—it's a lifestyle.

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