

\$635,000 - Tp748 McGregor Bay, Birch Island

MLS® #2121203

\$635,000

3 Bedroom, 1.00 Bathroom,
Recreational on 1.00 Acres

N/A, Birch Island, Ontario

PART OF HIAWATHA ISLAND (ISLAND TP748) MCGREGOR BAY. 1140 sq. ft. \3 bedroom main cottage, set back amongst mature pines for ensured privacy. High Speed Internet (Starlink) and Shaw Direct TV. Patio doors to a 10 ft. deck for your enjoyment of the spectacular east facing views. Fully insulated and woodstove heated with electric back up. Quality constructed in 1989 for the current owner by a reputable builder. Maintenance free exterior with recent metal roofing. The property has been impeccably upkept since the beginning. Also on the property is a shoreline guest cabin complete with its own 3 piece bath. Dockage for several boats, sheltered from the prevailing winds. 2.2 acres \ 500+ feet waterfront with plenty of crown lands on the island for your hiking pleasure. This property is serviced with electricity (Hydro One) and a full septic system. Comes â€œturnkeyâ€•, furnished and equipped for your immediate enjoyment. Also included: 3 Seadoos, Aluminum runabout boat, 2 Mercury outboards (20hp & 25hp) and 2 Canoes. Central McGregor Bay location, just 4 miles in sheltered waters from marinas at Birch Island. Fabulous swimming, fishing, watersports and miles of protected McGregor Bay channels to explore, or venture out on the big waters of Georgian Bay and beyond, or perhaps spend the day hiking the spectacular nearby LaCloche Mountains and not far from the renowned Killarney Provincial Park. Sewage Disposal & Water systems require winter use



upgrades for winter use. (id:6289)

Essential Information

Listing #	2121203
Price	\$635,000
Bedrooms	3
Bathrooms	1.00
Acres	1.00
Type	Recreational
Sub-Type	Freehold

Community Information

Address	Tp748 McGregor Bay
Subdivision	N/A
City	Birch Island
Province	Ontario
Postal Code	P0P1A0

Amenities

Parking	None
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Heating	Wood Stove, Baseboard heaters
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Listing Details

Listing Office	JOHN E. SMITH REALTY SUDBURY LIMITED, BROKERAGE
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