

\$119,000 - V 16 W 3 - 1020 Birch Glen Road, Lake Of Bays (mclean)

MLS® #X11987171

\$119,000

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Mclean, Lake Of Bays (mclean), Ontario

Experience the perfect blend of relaxation and adventure with this fractional ownership opportunity on breathtaking Lake of Bays in the heart of Muskoka's cottage country. This beautifully maintained two-story villa offers five weeks of ownership each year, including fixed summer week (Week 3 July 4th, 2025). Designed for comfort and versatility, this spacious villa features two bedrooms plus a den that can easily serve as a third bedroom, making it ideal for family gatherings or hosting friends. The well-appointed living space leads to a private deck with a barbecue, perfect for warm summer evenings. Located just steps from the beach, you'll have convenient access to the boathouse, clubhouse, and swimming pool, along with a variety of on-site amenities such as an in-ground pool, a games room, and water activities including kayaking, canoeing, and paddle boarding. With reliable Wi-Fi and TV, you can stay connected or simply unplug and embrace the tranquility of Muskoka. Your 2026 weeks include March 6st, March 26st, June 5th, July 10th (Summer Week), and Sept 4. the perfect time to enjoy the vibrant fall colours. Annual fees for 2025 are \$6,000. This is your chance to enjoy the benefits of Muskoka living without the responsibilities of full-time ownership. Start making lifelong memories in this luxurious lakeside retreat today! (id:6289)



Essential Information

Listing #	X11987171
Price	\$119,000
Bedrooms	2
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	V 16 W 3 - 1020 Birch Glen Road
Subdivision	Mclean
City	Lake Of Bays (mclean)
Province	Ontario
Postal Code	P0B1A0

Amenities

Amenities	Beach, Fireplace(s), Security/Concierge
Utilities	Cable, Electricity, Wireless, Sewer
Features	Level lot, Wooded area, Irregular lot size, Flat site, Dry
Parking Spaces	2
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Oven - Built-In
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Wood
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Exterior Features	Landscaped
Lot Description	1000 x 2000 Acre 10 - 24.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office Royal LePage Lakes Of Muskoka Realty



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