

\$3,499,000 - 53 Birdwood Lane, Mcdougall

MLS® #X12202930

\$3,499,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

McDougall, Mcdougall, Ontario

Welcome to 53 Birdwood Lane - A Rare Waterfront Legacy Compound on Harris Lake. A once-in-a-generation offering, 53 Birdwood Lane presents an extraordinary opportunity to own one of the most distinguished estates in the Parry Sound region. Encompassing 283 acres of diverse, level, and farmable land, paired with an astounding 8,700 feet of unspoiled shoreline on the crystal-clear waters of Harris Lake, this exceptional property captures the very best of lakefront and countryside living. Rarely does a waterfront land banking opportunity of this scale and significance become available. Comprising 4 separate lots and an undeveloped private island, the estate is perfectly suited for recreational enjoyment, conservation, or future development, an ideal canvas for crafting a lasting multigenerational family retreat. The main residence, a charming seasonal cottage built in 1952, offers 3 bedrooms, 1 bathroom, a practical kitchen & an open-concept living and dining area. A wrap-around deck invites outdoor living, while a stone wood-burning fireplace and propane wall furnace ensure warmth and comfort during cooler seasons. Additional accommodations include a guest bunkie and living quarters above the boathouse, providing ample space for extended family or visitors. Enjoy expansive west-facing views and mesmerizing sunsets over Harris Lake from virtually every vantage point. The property is enrolled in Ontario's Managed Forest Tax Incentive Program



(MFTIP), offering significant tax benefits for responsibly stewarded forest land & includes 12ac of cleared field, 13ac of planted conifers & 14ac of wetlands. Accessible year-round via provincially maintained Highway 124, this private retreat is just 2 hours and 20 minutes from the Greater Toronto Area and 15 minutes from Parry Sound. Whether you envision a secluded sanctuary, a recreational haven, or a strategic investment in Northern Ontario's natural beauty, 53 Birdwood Lane stands as a truly unparalleled and timeless offering.
(id:6289)

Essential Information

Listing #	X12202930
Price	\$3,499,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	53 Birdwood Lane
Subdivision	McDougall
City	Mcdougall
Province	Ontario
Postal Code	P2A2W7

Amenities

Utilities	Electricity
Features	Irregular lot size, Guest Suite
Parking Spaces	10
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Window Coverings
Heating	Wood Other
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Wood
Lot Description	8078 x 3449 FT 100+ acres
Foundation	Wood/Piers

Listing Details

Listing Office	Engel & Volkers Parry Sound
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