

# **\$549,000 - 1117 Thunderbird Lane, Birch Island, Highlands East (bicroft Ward)**

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MLS® #X12242261

**\$549,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Bicroft Ward, Highlands East (bicroft Ward),  
Ontario

Dreaming of owning your very own ISLAND! Welcome to Birch Island on beautiful Paudash Lake, where peace, privacy, and pristine natural beauty come together to create the perfect retreat. With easy access from the main land parking area - with dock - it's only a short 2 minute boat ride away. Nestled on its own private 1 acre island, this charming 3-season, 2-bedroom cottage is a rare find for those seeking a truly tranquil escape. 360 degree of the breathtaking scenery of the Canadian Shield that is only possible by owning an entire island, the property offers a front-row seat to the untouched beauty of Paudash Lakes clear, deep waters, pink granite shorelines, and rolling tree-covered hills. Step inside the inviting great room, where oversized windows flood the space with light and frame stunning views of the lake in every season. The updated 3-piece bathroom adds modern comfort, while newer windows, a 200-amp panel with generator hook-up, and high-efficiency wood stove, plus electric heaters ensure cozy evenings no matter the weather. The galley kitchen is efficient and well-designed, complete with a generous pantry to keep your island living organized and easy. Birch Island offers you the chance to slow down and reconnect with nature, with family, and with yourself. Private mainland parking ensures convenient access, while the



island setting gives you the seclusion and serenity you've been dreaming of. Whether you're fishing in a quiet bay, exploring the rugged breath taking shoreline, or enjoying your morning coffee with the sound of loons in the background, every moment here is unforgettable. If you've been waiting for a one-of-a-kind island getaway with authentic charm and modern touches, this is it. Birch Island is calling come see what makes this a truly special place on Paudash Lake (id:6289)

**Essential Information**

Listing #	X12242261
Price	\$549,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	1117 Thunderbird Lane, Birch Island
Subdivision	Bicroft Ward
City	Highlands East (bicroft Ward)
Province	Ontario
Postal Code	K0L1M0

**Amenities**

Amenities	Marina, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Sloping, Flat site, Dry
Parking Spaces	8
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

**Interior**

Appliances	Water Heater, Furniture
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	1

**Exterior**

Exterior	Wood
Lot Description	237 x 1 M ; 1.02 acres 1/2 -
Foundation	Wood/Piers

**Listing Details**

Listing Office	BOWES & COCKS LIMITED
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