

\$1,299,999 - 260 Birchgrove Drive E, Callander

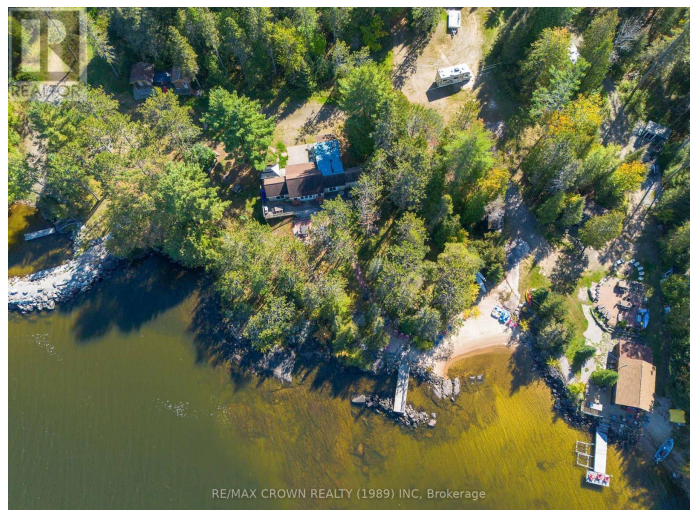
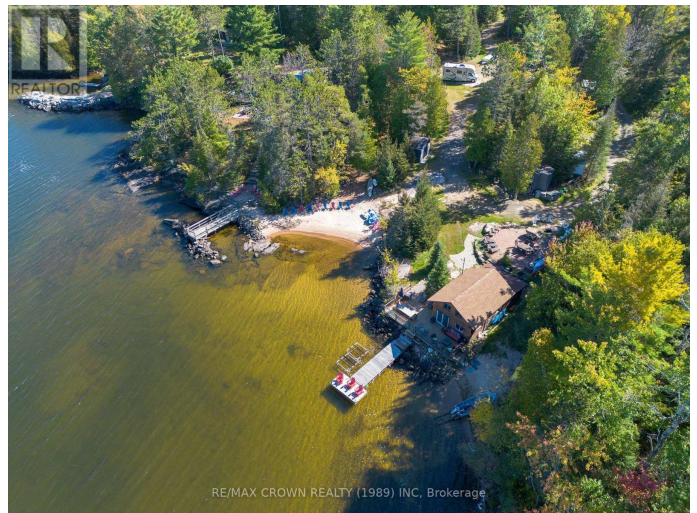
MLS® #X12399654

\$1,299,999

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Callander, Callander, Ontario

Incredible opportunity to own a one-of-a-kind 4+ acre waterfront compound on beautiful Lake Nipissing, featuring two well-appointed cottages, multiple bunkies, a detached garage, and over 600 feet of pristine shoreline. Backing onto 300 acres of Crown Land, this private retreat offers the perfect blend of comfort, space, and adventure ideal for families, investors, or those seeking a peaceful lakeside lifestyle. The main cottage is a spacious, four-season home with 3 bedrooms, 2 full bathrooms, and an open-concept kitchen, dining, and living area with walkouts to an expansive deck. Professionally landscaped stone pathways lead you down to the water, where you'll find a sandy beach, multiple docks, and outdoor patios. The second cottage is perched right at the water's edge with spectacular views and world-class sunsets, offering an open-concept kitchen and dining area, 4-piece bath, and cozy loft sleeping space. Step outside to enjoy your morning coffee just steps from the shoreline. The property also features a private boat launch, protected docking for two large boats, a break wall, fire pit, and a large open field perfect for trailers, camping, or hosting gatherings. Whether you're boating, fishing, relaxing by the fire, or exploring in winter by snowmobile or ice fishing gear, this four-season property is truly a rare find on one of Ontario's most sought-after lakes. (id:6289)



Essential Information

Listing #	X12399654
Price	\$1,299,999
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	260 Birchgrove Drive E
Subdivision	Callander
City	Callander
Province	Ontario
Postal Code	P0H1H0

Amenities

Amenities	Beach
Utilities	Electricity, Wireless
Features	Level lot, Wooded area, Irregular lot size, Partially cleared, Waterway, Open space, Flat site, Dry, Level, Guest Suite
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Furniture
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	601.5 x 326.6 FT 2 - 4.99 acres
Foundation	Stone

Listing Details

Listing Office RE/MAX CROWN REALTY (1989) INC



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