



RIVERVIEW

\$6,990,000

Property Description

Welcome to "Birchhaven". Located in the heart of the world renowned 1000 Islands region, this rare gem of the islands is nestled among a grove of birch trees in an enclave of luxury waterfront homes along the shore of the St. Lawrence River. The magnificent home offers 10,000 sq. ft. of custom finished living space with breathtaking panoramic views from all principal rooms, 5 bedrooms, 4 full baths, 4 half baths, upper and lower level kitchens, and much more. This spectacular property is sure to satisfy even the most discriminating buyer. Mature trees and lush landscaping frame stately architecture as you follow the stamped concrete circular drive to the arched entrance way. Once through the door, you will be awestruck by the natural light and southern views of the river. Celebrate holiday meals in the formal dining room and casual brunches or peaceful evenings on the covered porch with fireplace and remote control screening. Main level spaces offer areas to host intimate to larger gatherings. An elevator takes you to the home's second level office or lower level entertaining area with walk out to front lawn and waterfront. Spacious bedrooms with balcony access and spa-like bathrooms allow guests and family to unwind at day's end. In the master suite, curl up by the sitting area fireplace and escape from the pressures of a busy life. There's no shortage of entertainment options here - from movie nights in the theatre room to play time in the games room or exercising in the work out area. Outside, relax in the stone hot tub or stroll down the walkway to your private waterfront patio and concrete docks with deep water docking and dual seadoo lifts. Spend sunny afternoons cruising the river, dine at one of the area's restaurants, see live theatre at the Gananoque Playhouse, golf, swim, fish - the options are endless. Escape to the peaceful beauty of the 1000 Islands area - minutes from the 1000 Islands International Bridge and US/Canada border.

Directions:

Listing Agent: Dave Redmond
Office: 613-382-3000
Cell: 613-532-1248
dave@redmondrealtyltd.com

Features

Heating System: **Propane, Steam Radiators, Fireplace**

Basic Details

Property Type:	Residential
Listing Type:	For Sale
Listing ID:	K21001944
Price:	\$6,990,000
View:	Sea
Bedrooms:	5
Bathrooms:	4
Half Bathrooms:	4

Address Details

Street: **RIVERVIEW**

Cooling System: **Radiant Floor, Central Air**

Major Area:

**Leeds And The
Thousand Islands**

Fireplace: **Propane**

Roof Type: **Other**

The above information is the result of a contract between Redmond Realty Ltd. Brokerage and the Seller. Buyers are advised to inspect carefully and draw their own conclusions prior to entering into an Agreement of Purchase and Sale. The above information is believed to be accurate, but is not warranted. All measurements are approximate and should be verified by the Buyer.

