



PRIVATE ISLANDS INC.

Birdwood

HARRIS LAKE - PARRY SOUND REGION - ONTARIO - CANADA

Birdwood is a 283-acre waterfront estate on Harris Lake in Ontario's Parry Sound region — four separate lots wrapped around more than 8,700 feet of unspoiled shoreline, with its own undeveloped private island offshore. A classic 1952 cottage, a bunkie, and living quarters above the boathouse give the property a lived-in heart, while cleared fields, planted conifers, and protected wetlands make the land itself a stewardship asset. Year-round road access via Highway 124, installed electricity, a working septic system, and enrolment in Ontario's Managed Forest Tax Incentive Program make a holding of this scale surprisingly practical to carry.

CAD 2,250,000

283 ACRES - 8,700 FT SHORELINE - PRIVATE ISLAND - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 2,250,000
LOCATION	Harris Lake, Parry Sound Region, Muskoka, Ontario, Canada
ACREAGE	283 acres in four separate lots
SHORELINE	8,700+ ft of natural shoreline, west-facing
PRIVATE ISLAND	Undeveloped private island included
MAIN COTTAGE	Built 1952, 3 bedrooms, 1,100–1,500 sq ft, stone wood-burning fireplace, propane wall furnace
GUEST QUARTERS	Separate bunkie plus living quarters above the boathouse
WATERFRONT	Boathouse, docks, and a natural shoreline perimeter
TERRAIN	12 acres cleared fields, 13 acres planted conifers, 14 acres protected wetlands
TAX PROGRAM	Ontario Managed Forest Tax Incentive Program (MFTIP)
ACCESS	Year-round road via Highway 124 and Birdwood Drive
POWER & SEPTIC	Electricity installed; functional septic system
ZONING	WF1, RU, EP
TENURE	Freehold
STATUS	Available

8,700 FEET OF SUNSET SHORELINE

The property's defining feature is the sheer reach of its waterfront — over 8,700 feet of natural shoreline facing west, so the sun drops into Harris Lake from nearly every point on the estate. Paired with 283 acres and a private island, it is a scale of lakefront ownership that is virtually impossible to assemble

ISLAND VITALS





THE ESTATE

283 Acres of Harris Lake Shore

Fifty-three Birdwood Lane is not a single lot but a composition: four separate parcels totalling 283 acres, reaching around the bays and points of Harris Lake with more than 8,700 feet of shoreline between them, plus an undeveloped island lying just offshore. The land reads like a sampler of the Canadian Shield countryside — level cleared fields, rows of planted conifer, protected wetland, and the granite-and-pine shoreline the region is known for. Enrolment in Ontario's Managed Forest Tax Incentive Program rewards responsible stewardship with real tax relief, which is part of what makes a holding this size practical as a family legacy project or a long-horizon land investment.

THE SETTING

Cottage Country, Real and Rugged

This is the Parry Sound side of Muskoka — sparkling lakes and granite shoreline, classic Canadian cottage culture, working marinas, and summer towns that come alive when the season turns. Unlike the glossier resort lakes to the east, Harris Lake remains a quieter water: a rugged, natural perimeter, west-facing sunsets, and a landscape that still feels like it did when the cottage was built in 1952. Road access is year-round off Highway 124, so the estate works as a four-season retreat rather than a summer-only camp.

RESIDENCES

A 1952 Cottage with Its Soul Intact

The main cottage dates to 1952 and has been kept the way it was meant to be — mid-century character, three bedrooms, a practical kitchen, and an open living and dining room gathered around a stone wood-burning fireplace. At roughly 1,100 to 1,500 square feet with a propane wall furnace for the shoulder seasons, it is the kind of cottage that families return to for generations. Wood-lined interiors carry the warmth of the era in every room.

GUEST SPACE

Room for Everyone

A separate bunkie and additional living quarters above the boathouse extend the compound well beyond the main house — enough sleeping space for multi-generational gatherings without anyone tripping over each other. The boathouse itself (interior pictured in the gallery) anchors the waterfront, with docks and a natural shoreline completing a fully functional lake compound.





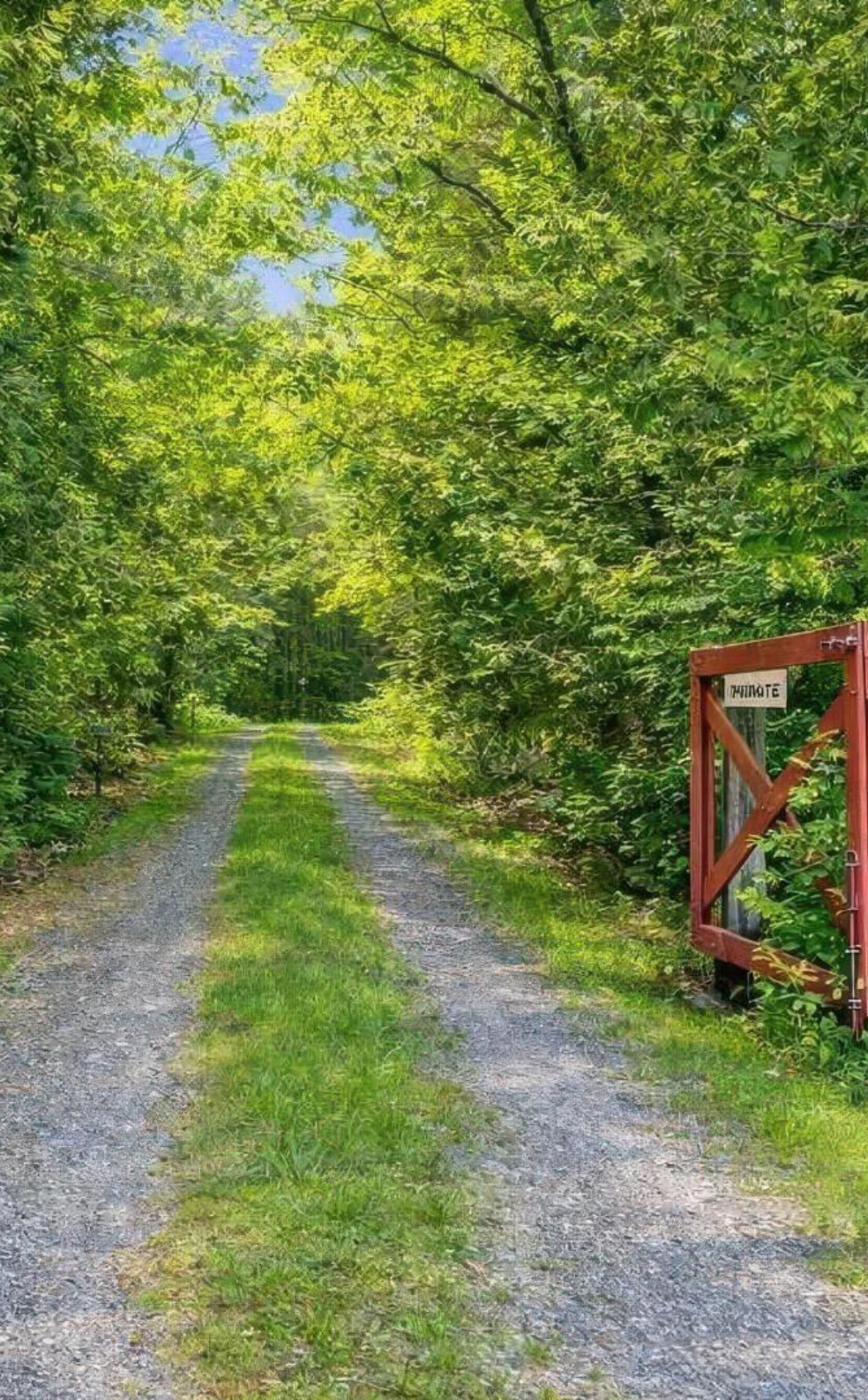
TERRAIN

Land and Water

The 283 acres are managed, not merely owned. Twelve acres of cleared fields hold farming potential; thirteen acres of planted conifers are a maturing timber stand; fourteen acres of protected wetland shelter the property's wildest ecology. That diversity — field, forest, wetland, and more than 8,700 feet of shoreline — is what gives Birdwood its status as a biological and recreational stronghold, and what makes it eligible for the Managed Forest Tax Incentive Program's stewardship benefits.

KNOWN FOR

One of the largest private-island acreages currently on the market in Ontario — 283 acres in four lots, an undeveloped private island, and over 8,700 feet of west-facing Harris Lake shoreline, carried affordably under the Managed Forest Tax Incentive Program.



ARRIVAL

Year-Round by Road

Unlike many holdings of this scale, Birdwood is reached by year-round road access — off Highway 124 and down Birdwood Drive — making it a genuine four-season retreat. The property sits near McKellar, roughly ten miles north of Parry Sound, with Muskoka Airport about 48 miles away and Toronto Pearson at 126 miles straight-line.

UTILITIES

Serviced and Ready

The estate is already on its feet: electricity is installed, a functional septic system supports the existing buildings, and zoning (WF1, RU, EP) covers waterfront residential, rural, and environmental-protection uses. Enrolment in the Managed Forest Tax Incentive Program delivers ongoing tax benefits for responsible land management — carrying 283 acres costs far less here than the number alone suggests.

OWNERSHIP

Ontario Island Intel

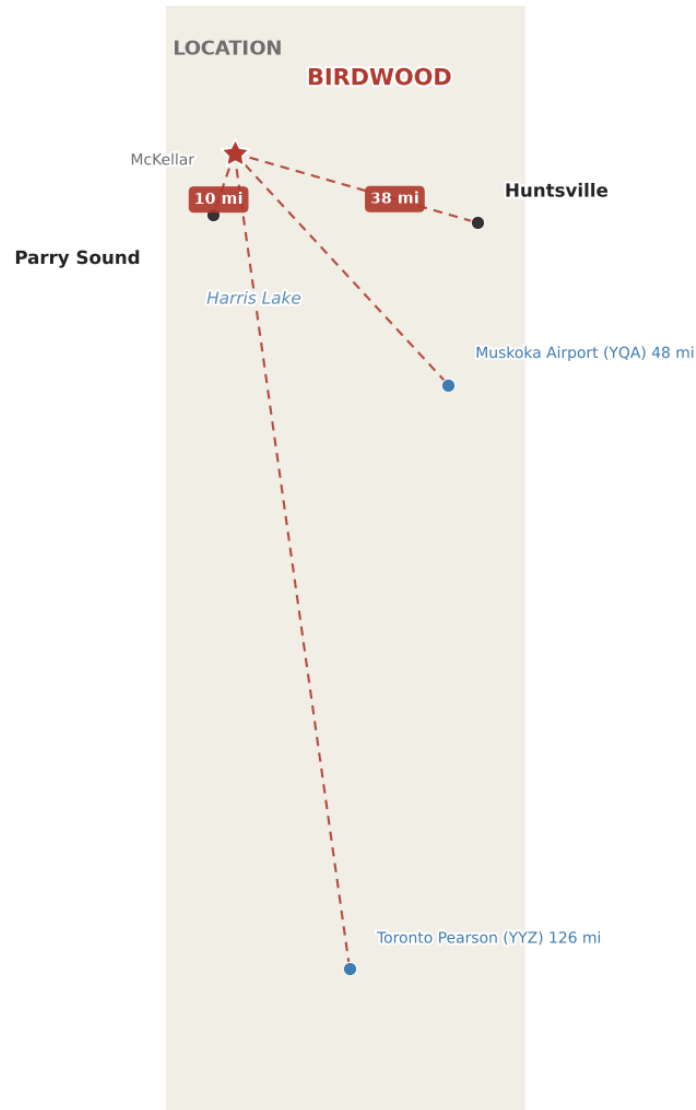
Private islands in Ontario's cottage country are classed as 'recreational' property — popular targets that are exempt from Canada's federal foreign buyer ban. Ownership is typically fee simple, and Ontario site listings currently range from under CAD 115,000 to CAD 29.5 million, so Birdwood's CAD 2.25 million sits in the accessible middle of a deep market. Two caveats every buyer should know: Ontario levies a 25% Non-Resident Speculation Tax on residential land (cottages and islands included), foreign owners face the federal Underused Housing Tax of 1% annually on vacant property, and much Ontario shoreline is Crown land — so confirm where docks may legally be built.

283 ACRES • 8,700-FT SHORELINE • YEAR-ROUND ROAD ACCESS

LOCATION

On the Map

HARRIS LAKE - PARRY SOUND REGION



BIRDWOOD

Harris Lake • Parry Sound Region • Ontario

DISTANCES

Parry Sound	10 mi
Huntsville	38 mi
Muskoka Airport (YQA)	48 mi
Toronto Pearson (YYZ)	126 mi

ELEVATION & CLIMATE

Harris Lake surface	248 m / 814 ft above sea level
Summer high (Jul avg)	75°F / 24°C
Winter low (Jan avg)	11°F / -11.5°C

ACCESS

Year-round road access via Highway 124 and Birdwood Drive

Near McKellar, approx. 10 miles north of Parry Sound, Ontario

Seasonal cottage (1952) with electricity and septic

Straight-line distances, approximate.
Island position approx.: listing map pin at Harris Lake, McDougall/Parry Sound.
Town & airport coords: geocoder. Climate: Parry Sound averages (climate-data.org).
Elevation: Harris Lake surface, 248 m (mapcarta.com).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Birdwood

HARRIS LAKE - PARRY SOUND REGION

CAD 2,250,000

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