

Features of 3690 Birch Lake Road – Main Home and Guest Cabin

Property

- **Sandy Swimming Frontage with 2 docks**
- **Privacy from Neighbors**
- **Beautiful Lake Views**
- **Large Expansive Lakeside Deck**
- **Large Yard for Outdoor Lawn Games**
- **New Conventional Septic in 2017**
- **Lakeside Storage Shed for Lake Toys and Fishing Gear**
- **Additional Storage Shed for Off Season Storage**
- **36 'X 36' Stick Built Pole Building Garage For Boats and Cars**
- **Lakeside Fire Pit**
- **Docks Re-sealed in Spring 2024**
- **Newer - 7 Person Hot Springs Hot Tub with New Cover within Last 12 months set on a concrete Patio Slab**

Main Home

- **New Ceilings**
- **New Flooring throughout**
- **Some New Lighting**
- **Freshly Painted Throughout**
- **Some New Windows**
- **New Interior Trim**
- **New Interior Doors**
- **New – surfacing in the Kitchen**
- **New 7 person Hot Springs Hot Tub**
- **New High Speed Internet that Allows for Consistent and Fast Wi-Fi all over the property**
- **Expanded Electrical Panel and updated Honeywell Remote Access Thermostat**
- **Fully Furnished**
- **The Great Room Lakeside Wall was totally replaced with large Picture Windows and French Doors!**

Most of the Remodeling was Done in 2021

Guest Cabin

- **38 X 24 = 912 Sq Ft.**
- **2 – Large Bedrooms**
- **Large Family Room**
- **Bathroom with Shower**
- **Fully Furnished**
- **A Brand New Mini-Split Heater with Air Conditioning is on order to be Installed Prior to Closing**
- **Full Size Laundry Room for Year Round Use**

Guest Cabin

Bedroom 12 X 13 Laundry 6 X 9

Bedroom 10 X 12 Bathroom with shower 9 X 6

Great Room 23 X 24 Less 12 X 8

Birch Lake is a smaller lake with Access to the Eau Claire Chain through a small channel. All boats included have lower sides allowing them to navigate under the bridge to access Upper Eau Claire.

This Property has a Great History of Family Fun! For the large Family or Extended Family there is Room for All! Check out the Inclusions Sheet!