





*Spacious Home, Hot Tub
& Panoramic Views*



169 Seapoint Lane, Buck Lake, ON

Beautiful waterfront property with amazing views over deep, clean Buck Lake.

This home has been well maintained and offers a year-round home or cottage on one of the area's nicest lakes. The house is elevated from the water with stairs leading down to the lake with a small storage shed, a dock and deep, pristine waterfrontage. The main floor plan of the home consists of a large, inviting foyer with attached storage room, a beautiful kitchen with a central island flowing through into a dining area, two bedrooms for your guests and a full bath. The centrepiece of his home is the large living room with a massive stone fireplace, soaring ceilings and access out to the lower level deck. This living room has an abundance of windows with great natural light and is sunken down a few steps from the main floor. There is access to a large, tiered deck area with a hot tub from the living room and kitchen.

-  **# X12141573**
-  **\$839,000**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **0.467 Acres**
-  **Buck Lake**

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Buck Lake, ON**

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Features

Beautiful waterfront property with amazing views over deep, clean Buck Lake.

- This home has been well maintained and offers a year-round home or cottage on one of the area's nicest lakes.
- The house is elevated from the water with stairs leading down to the lake with a small storage shed, a dock and deep, pristine waterfrontage.
- The main floor plan of the home consists of a large, inviting foyer with attached storage room, a beautiful kitchen with a central island flowing through into a dining area, two bedrooms for your guests and a full bath.
- The centrepiece of his home is the large living room with a massive stone fireplace, soaring ceilings and access out to the lower level deck. This living room has an abundance of windows with great natural light and is sunken down a few steps from the main floor. There is access to a large, tiered deck area with a hot tub from the living room and kitchen.
- The upper level of the home is where you will find an expansive and bright master bedroom suite with plenty of closets, a laundry area, and full en-suite bathroom. From this bedroom, you can access the curved second floor balcony where you can enjoy a peaceful morning breeze up with the birds and immersed in the trees as well as incredible views over the lake.
- This home is serviced by a filtered lake water system with a heat trace line and a full septic system that is currently receiving an updated tile bed. There is a spray foamed crawl space that is accessed from the exterior that houses the utilities and offers additional storage space. There is also a wood shed at the side of the house as well as an additional storage shed.
- The location is private and peaceful and an opportunity to get away from the city. Buck Lake is a deep Canadian Shield lake with many bays and inlets and the home to many fish species such as large and small mouth bass, pike and lake trout. The Rideau Trail is located nearby and Frontenac Provincial Park borders the far western shoreline of the lake. Located just 20 minutes south of Westport or approximately an hour north of Kingston.

Directions

- Massassauga Road and Seapoint Lane

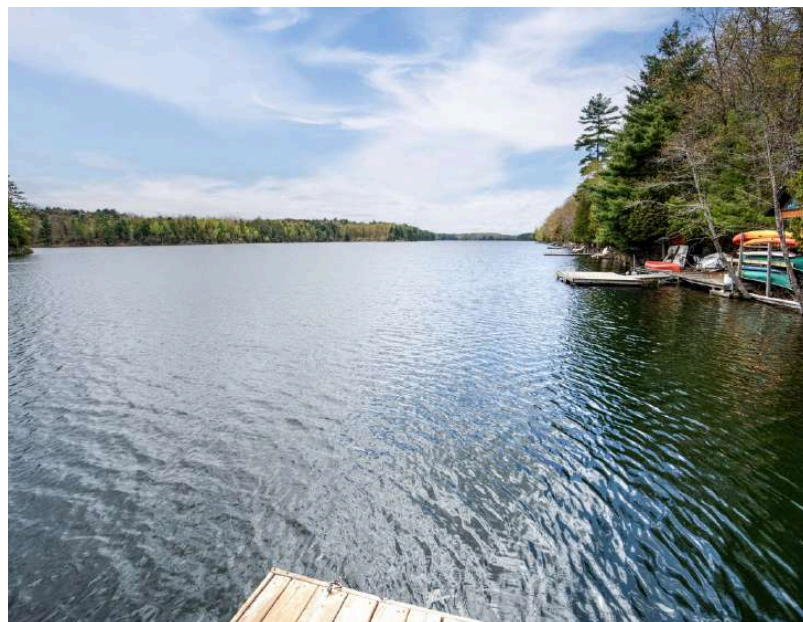
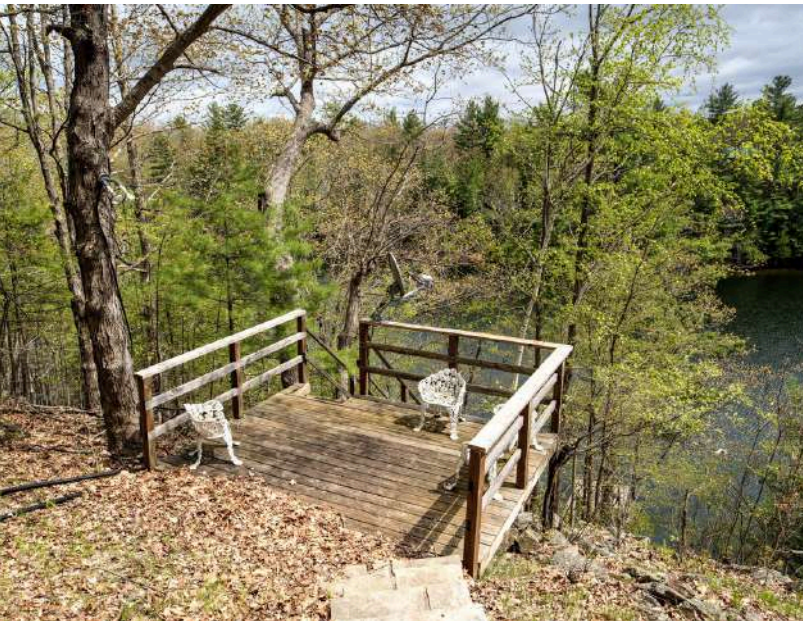
MORE INFORMATION

Yearly Expenses

- Annual Superior Propane Rental Fee: \$250
- Annual Road Dues (Bluewater Cottage Association) : \$200
- Hot Water Tank Rental: \$22.00/per month
- 2024 Hydro Costs: \$3200.00
- 2024 Heat Costs: \$3100.00
- Annual House Insurance: \$2284.00

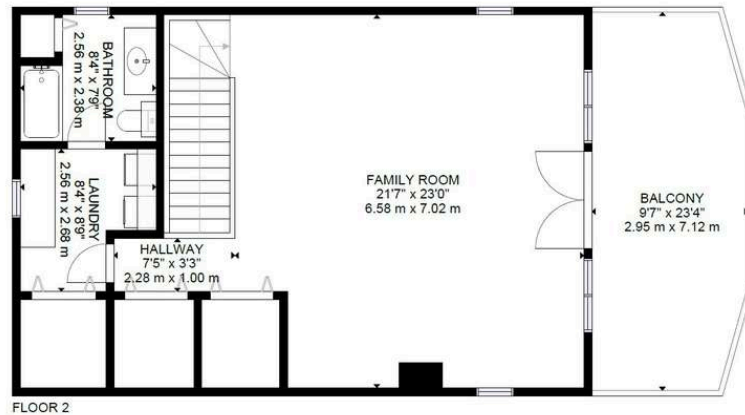
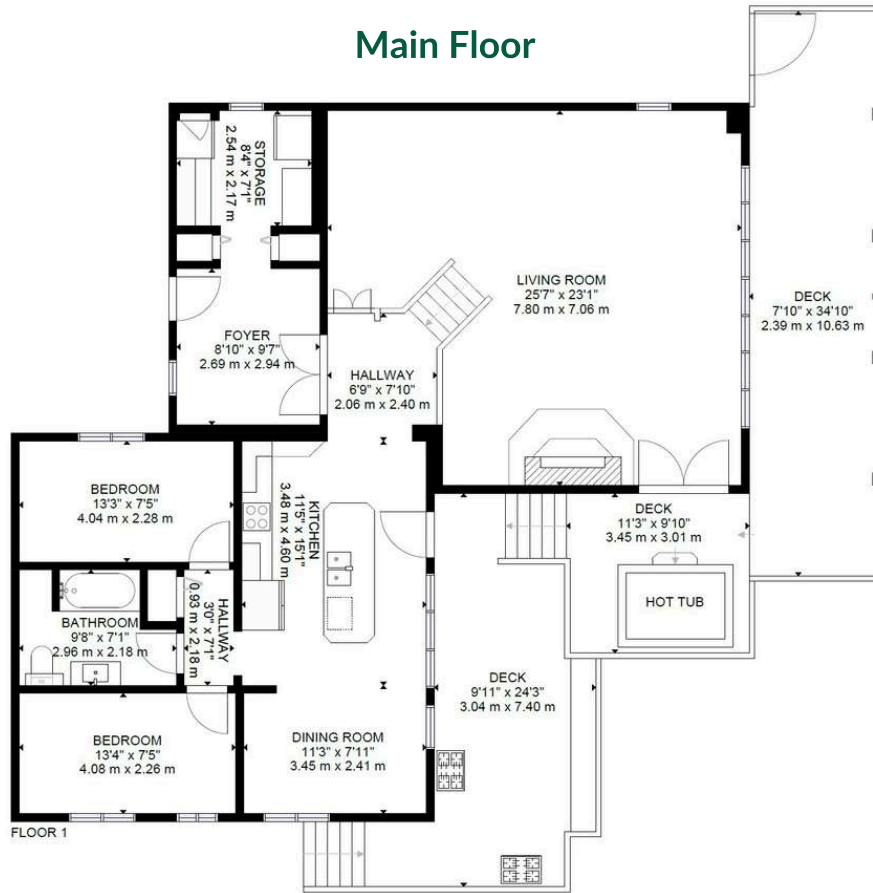


GALLERY



FLOOR PLAN

Main Floor

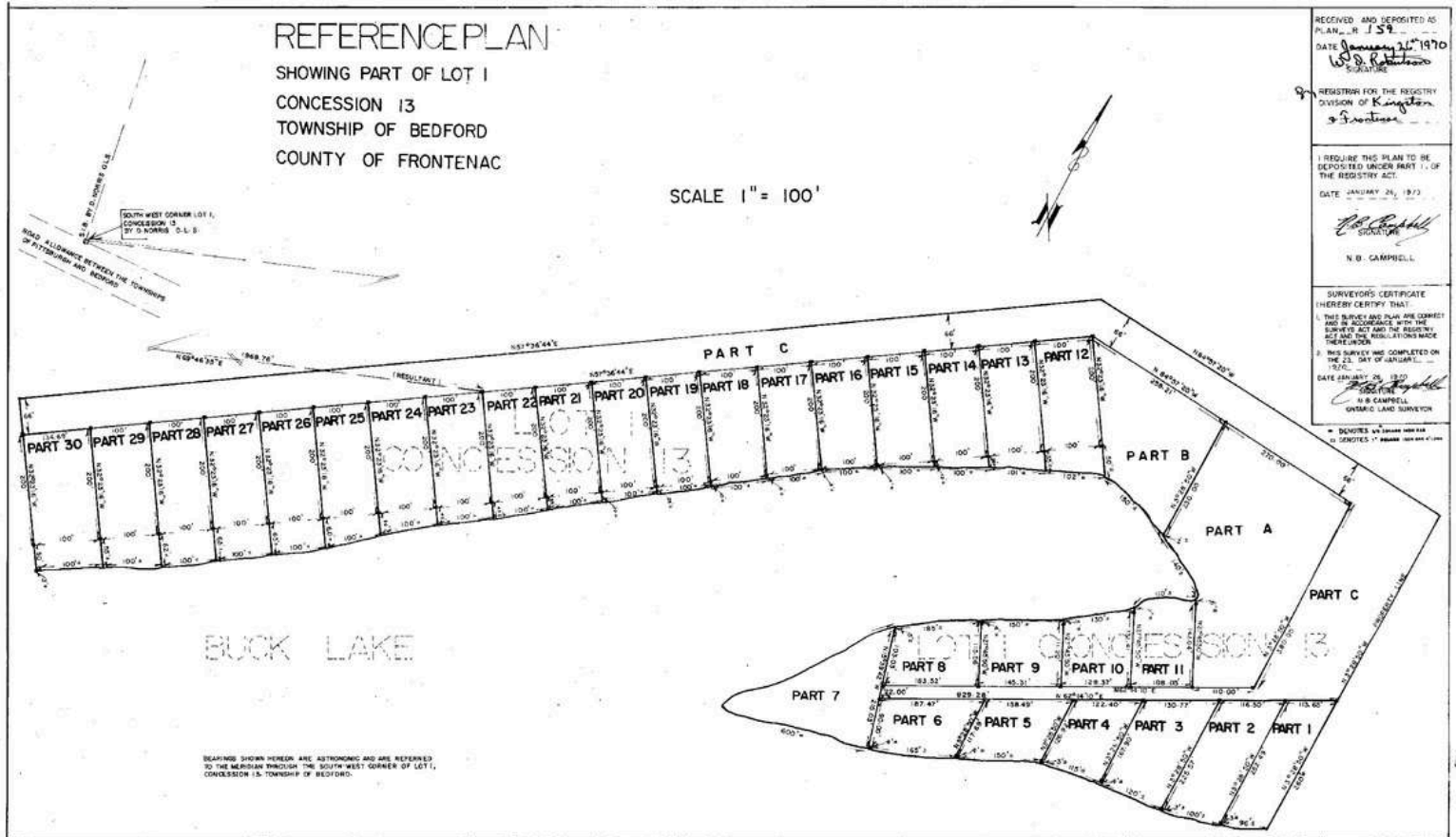


Second Floor

GROSS INTERNAL AREA
 FLOOR 1: 1344 sq.ft, 125 m², FLOOR 2: 802 sq.ft, 75 m²
 EXCLUDED AREA: DECK: 619 sq.ft, 57 m², BALCONY: 214 sq.ft, 20 m²
 TOTAL: 2146 sq.ft, 200 m²


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



WETT INSPECTION 1/5

WETT RECOMMENDED INSPECTION CHECKLIST

| | |
|--|--|
| Requested by:  | Inspection location: <input checked="" type="checkbox"/> Same as requested or: |
| Address: 169 Seapoint Lane Westport, ON | Address: |
| Postal code: | Postal code: |
| Phone no's: 613-273-9640 | Phone no's: |
| Inspector's name: Ashley S. | WETT no.: 13020 |
| Reason(s) for inspection: Insurance | |
| Level of inspection requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 | |
| Date of request: | Date of inspection: March 24/25 |

FACTORY-BUILT CHIMNEY

| | |
|--------------------------------|---|
| Chimney classification: | <input checked="" type="checkbox"/> ULC S629 (650C) <input type="checkbox"/> ULC S694 (FB Type A) |
| | <input type="checkbox"/> ULC S610 (FB Fireplace Chimney) <input type="checkbox"/> Unknown |
| Listing agency: | <input type="checkbox"/> ULC <input type="checkbox"/> CSA <input checked="" type="checkbox"/> WH/ITS <input type="checkbox"/> UL <input type="checkbox"/> OTL |
| Manufacturer: | ICC <input type="checkbox"/> Unknown |
| Installation manual available: | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| Installed by: | Date: <input checked="" type="checkbox"/> Unknown Approx age: 10-15 yrs |
| Total height: 22 ft | Flue Size: 7" <input checked="" type="checkbox"/> Inside installation <input type="checkbox"/> Outside installation |

Inspection Results: Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable U/I = Unable To Inspect. An inspection can be expected to include some components marked U/I.

| COMPONENT | CODE COMPLIANCE |
|--|---|
| 1. Horizontal extension beyond inside wall surface | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> U/I |
| 2. Wall radiation shield | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> U/I |
| 3. Clean-out Tee and cap | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> U/I |
| 4. Wall supports | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> U/I |

Continued over page.

WETT INSPECTION 2/5

FACTORY-BUILT CHIMNEY, page 2

| COMPONENT, continued | CODE COMPLIANCE, continued |
|---|---|
| 5. Support spacing | <input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI |
| 6. Support above offset | <input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI |
| 7. Ceiling support | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 8. Firestop/radiation shields | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 9. Attic radiation shield | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 10. Enclosed through living space | <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 11. Roof flashing | <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 12. Roof Braces | <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 13. Rain Cap | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 14. | <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI |
| OTHER CONSIDERATIONS | CODE COMPLIANCE |
| 15. Height above roof surface: minimum 3' required | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
| 16. Height above any roof surface or structure within 10': 2' required | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
| 17. Chimney clearance to combustibles | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 18. Areas of chimney enclosed or hidden <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <i>chase box</i> | |
| 19. Attached appliance(s) <i>RSF</i> | Specify: <i>Fire place.</i> |
| Photos taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Your file reference: | |
| Comments and Observations. All non-compliance ratings should be considered for comment. Attach additional page(s) if needed. | |
| This checklist contains <i>2</i> pages in total. The Inspection Report contains <i>7</i> pages in total. | |
| Inspector Signature: <i>[Signature]</i> | |
| Date: <i>03/24/25</i> | |

WETT INSPECTION 3/5

WETT RECOMMENDED INSPECTION CHECKLIST

| | |
|--|--|
| Requested by: [REDACTED] | Inspection location: <input checked="" type="checkbox"/> Same as requested or: |
| Address: 169 Seapoint Lane Westport, ON | Address: |
| Postal code: | Postal code: |
| Phone no's: 413-273-9640 | Phone no's: |
| Inspector's name: Ashley S. | WETT no.: 13020 |
| Reason(s) for inspection: Insurance | |
| Level of inspection requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 | |
| Date of request: | Date of inspection: March 24/25 |

FACTORY BUILT FIREPLACE

| | | | |
|---|----------------------|---|------------------------|
| Certification standard: <input checked="" type="checkbox"/> ULC S610 <input type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Unknown <input type="checkbox"/> Uncertified | | | |
| Listing agency: <input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL | | | |
| Manufacturer: RSF | Serial number: 15251 | Model: Delta | Flue size: 7" |
| Installation manual available: <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Venting system that is listed and connected to this fireplace: | | | |
| <input checked="" type="checkbox"/> ULC S610FB <input type="checkbox"/> ULC S629FB Model: Manufacturer: ICC | | | |
| <input type="checkbox"/> Masonry <input type="checkbox"/> Masonry with stainless steel liner <input type="checkbox"/> Other: | | | |
| System installed by: | Date: | <input checked="" type="checkbox"/> Unknown | Approx age: 10-15 yrs. |
| Appliance location: <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Main floor <input type="checkbox"/> Other (specify): | | | |

Inspection Results: Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect. An inspection can be expected to include some components marked UTI.

| FACE CLEARANCES | ACTUAL(S) | CODE COMPLIANCE |
|-----------------------------|-----------|--|
| 1. Combustible mantle shelf | | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes |
| 2. Combustible side legs | | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes |
| 3. Combustible facing trim | | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes |

Continued over page

WETT INSPECTION 4/5

FACTORY BUILT FIREPLACE, page 2

| FACE CLEARANCES | ACTUAL(S) | CODE COMPLIANCE |
|---------------------------|-----------|---|
| 4. Non combustible facing | | <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 5. Side wall | | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes |
| 6. Hearth size/material | | <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes |
| 7. | | <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI |

| OTHER CONSIDERATIONS | ACTUAL(S) | CODE COMPLIANCE |
|---|---|---|
| 8. Outdoor combustion air Required? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 9. Remote gravity vent(s) | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 10. Central heating kit | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 11. Fireplace to chimney connection | | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 12. Clearances within enclosure | | <input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI |
| 13. | | <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI |
| 14. | | <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI |

Photos taken: ☐ No ☒ Yes
 Your file reference:

Comments and Observations. All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.

This checklist contains 2 pages in total. The Inspection Report contains 7 pages in total.

Inspector Signature

Date:

03/24/25

WETT INSPECTION 5/5

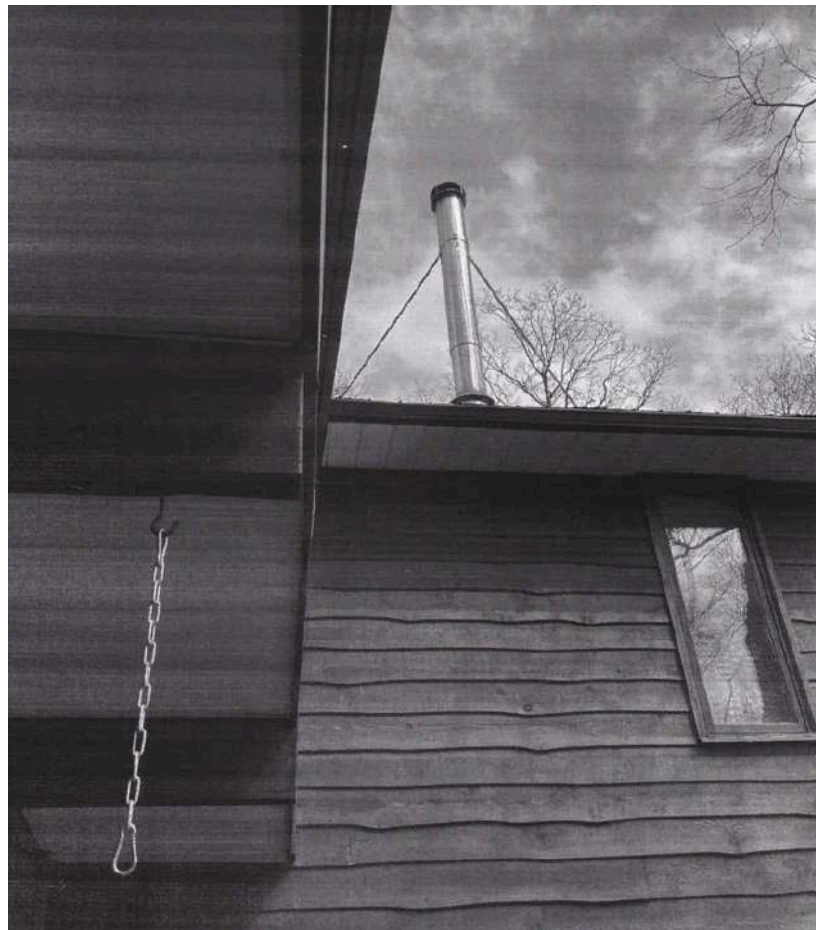
WARNOCK HERSEY Listed Factory Built Fireplace
WH- 15251
 Model : Delta
 Report: 176-1074 (Jan 95)
 Certified in Canada and the USA
 Standards UL-127, ULC-S616, ULC-S627

Install and use only in accordance with the manufacturers installation and operating instructions. Do not obstruct combustion air inlet. Operate only with viewing door closed and latched. Open to feed fire only. For use with solid wood fuels only. Operate only with fire brick in place.

| | |
|-----------------------------------|---|
| Unit top, back, sides, and bottom | 0 in (0 mm) min without duct. 28 in (1980 mm) min from floor with duct |
| Face of unit | No combustibles permitted |
| Mantle top facing | 11 1/2 in (290 mm) min from top lou |
| Adjacent sidewall | 11 in (275 mm) min from side of unit |

Floor must be protected by a noncombustible material extending at least 16 in (405mm) to front and 8 in (205 mm) to sides of fireplace opening.

Components required for installation: Combustion air inlet assembly and max 5 in (125mm) diameter flexible duct. One of the following 8 in (205mm) Diameter listed chimney systems, compete with components as specified in the RSF installation instructions. Systems which are tested and listed to ULC-S629 standard: James A. Ryder model HT 5103, James A. Ryder model AC, Selkirk Metalbestos model SBII, Simpson Dura Vent model Dura Plus (RSP), American Metal Products Co model 2000 Series HT, ICC Inc. model 2000 HT.



WATER TEST

Public Health Ontario | Santé publique Ontario

Public Health Laboratory - Kingston

181 Barrie St
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse**

169 SEAPoint LANE
WESTPORT, ON K0G 1X0

Location of Water Source /

Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency

Locator # / S11#

Street address / Adresse municipale

169 SEAPoint LANE

SOUTH FRONTEAC, WESTPORT ON K0G 1X0

County / Comté: NOT PROVIDED

Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012447041

Phone # / # tél.: 705 930 4575

Date/Time Collected / Date/heure du prélèvement*: 2025-04-23 07:00:00

Date/Time Received / Date/heure Reçu le*: 2025-04-23 10:45:00

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

Yes / Oui

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory
Designate / ou Désigner

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2025-04-23

Date Read / Analyse effectuée le: 2025-04-24

Please Note / Prière de noter ce qui suit :

*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST/EDT/Toutes les heures sont exprimées en HNE ou en HAE.

**Data provided by the customer / Données fournies par le client.

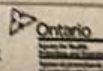
Print Date / Date d'impression*: 2025-04-24

Date Reported / Date du rapport*: 2025-04-24 13:47:46

Page 1 of 1

LIMS Report #: 55891504

T_SingleSampleOPHL_WATPRIVATE.rpt



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=y4c2TNKxZTU>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/kasXefzlCDQ>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/ff16iU3CeWCAPbX8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/169Seapoint/>

MLS LISTING



169 Seapoint Lane **List: \$839,000 For: Sale**

Frontenac Ontario K0G 1X0

Frontenac 47 - Frontenac South Frontenac

SPIS: N

Taxes: \$3,568.01/2024

DOM: 0

Detached

Front On: S

Rms: 11

Link: N

Acre: < .50

Bedrooms: 3

2-Storey

Washrooms: 2

1x4xMain, 1x4x2nd

Lot: 100 x 203.5 FeetIrreg:

Dir/Cross St: Massassauga Road and Seapoint Lane.

MLS#: X12141573

PIN#: 362480138

Possession Remarks: TBD

Kitchens: 1
Fam Rm: N
Basement: Crawl Space
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Apx Sqft: 2000-2500
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Wood
Drive: Pvt Double
Gar/Gar Spcs: None / 0
Drive Park Spcs: 4
Tot Prk Spcs: 4
UFFI: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:
Fireplace/Stove, Lake Access, Sloping,
Waterfront, Waterfront, Wooded/Treed

Zoning: RLSW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Other
Water Supply: Lake/River
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront: Garden Shed, Shed
Retirement:
Oth Struct:

Water Body Name: Buck Lake

Water Body Type: Lake

Water Frontage (M): 30.48

Topography: Hillside,Wooded/Treed

Water Features: Dock

Access to Property: Private Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Clean,Deep,Rocky

Shoreline Allowance: None

Shoreline Exp: Se

Alternative Power: Generator-Wired

Easements/Restrict: Unknown

Waterfront Accessory Bldgs: Not Applicable

Water Delivery Features: Heatd Waterlne,Uv System

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|----------------|
| 1 | Foyer | Main | 9.51 | x8.86 | Tile Floor |
| 2 | Kitchen | Main | 12.47 | x11.15 | Hardwood Floor |
| 3 | Dining | Main | 10.83 | x10.5 | Hardwood Floor |
| 4 | 2nd Br | Main | 12.8 | x7.22 | Laminate |
| 5 | 3rd Br | Main | 13.45 | x7.22 | Laminate |
| 6 | Bathroom | Main | 9.19 | x6.89 | Tile Floor |
| 7 | Living | Lower | 25.59 | x22.97 | Hardwood Floor |
| 8 | Prim Bdrm | 2nd | 22.97 | x21.65 | Laminate |
| 9 | Bathroom | 2nd | 8.2 | x7.87 | Tile Floor |
| 10 | Laundry | 2nd | 8.53 | x 8.2 | Tile Floor |
| 11 | Other | Main | 8.2 | x6.89 | Tile Floor |

Client Remks: Beautiful waterfront property with amazing views over deep, clean Buck Lake. This home has been well maintained and offers a year-round home or cottage on one of the areas nicest lakes. The house is elevated from the water with stairs leading down to the lake with a small storage shed, a dock and deep, pristine water frontage. The main floor plan of the home consists of a large, inviting foyer with attached storage room, a beautiful kitchen with a central island flowing through into a dining area, two bedrooms for your guests and a full bath. The centrepiece of his home is the large living room with a massive stone fireplace, soaring ceilings and access to the lower level deck. This living room has an abundance of windows with great natural light and is sunken down a few steps from the main floor. There is access to a large, tiered deck area with a hot tub from the living room and kitchen. The upper level of the home is where you will find an expansive and bright master bedroom suite with plenty of closets, a laundry area, and full en-suite bathroom. From this bedroom, you can access the curved second floor balcony where you can enjoy a peaceful morning breeze up with the birds and immersed in the trees as well as incredible views over the lake. This home is serviced by a filtered lake water system with a heat trace line and a full septic system that is currently receiving an updated tile bed. There is a spray foamed crawl space that is accessed from the exterior that houses the utilities and offers additional storage space. There is also a wood shed at the side of the house as well as an additional storage shed. The location is private and peaceful and an opportunity to get away from the city. Buck Lake is a deep Canadian Shield lake with many bays and inlets and the home to many fish species such as large and small-mouth bass, pike and lake trout. The Rideau Trail is located nearby Frontenac Provincial Park.

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

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